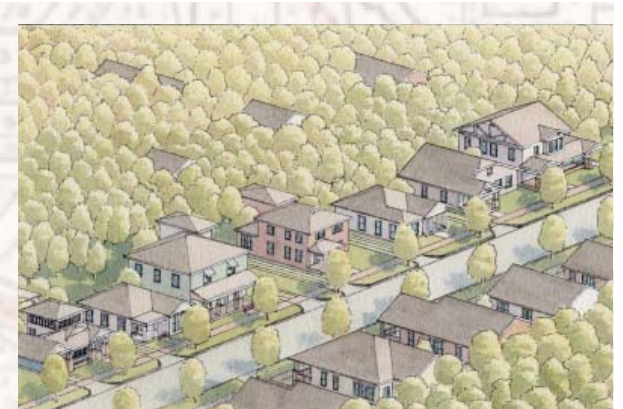


# Evans & Rosedale Area Design Standards AND Guidelines



Prepared for:

THE CITY OF FORT WORTH, TEXAS  
&  
THE NORTH CENTRAL TEXAS  
COUNCIL OF GOVERNMENTS



Draft:  
11 March 2009

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## I. General Provisions

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Figure 1.1. The Evans & Rosedale area and surrounding context.

A. Intent and General Principles

The Evans & Rosedale area is a strategic area of Fort Worth that is poised for new infill development. Its proximity to downtown and the Near Southside Development District, depicted in Figure 1.1, make it an attractive candidate for new development. The western portion of the area has been designated as an Urban Village, intended for denser, mixed-use development patterns, yet the great majority of the area consists of the Terrell Heights Historic District, depicted in figure 1.2, within which new infill development needs to be compatible with the historic precedents. These Design Guidelines have been developed in order to promote the following goals and objectives:

- To provide an overall framework for allocating various development typologies within the Evans & Rosedale area, allowing for a range of uses and densities while maintaining compatibility and character with established historic patterns.
- To preserve the existing building stock and neighborhood character of the Terrell Heights Historic District and to provide for compatible new infill development.
- To define appropriate design guidelines for certain transitional areas bordering the Historic District that will allow for denser forms of residential development and mixed-use urban infill.

The express purpose of these Design Guidelines is to describe and define, both in narrative and illustrative form, the type of construction, alteration, and restoration that is considered appropriate within the Evans & Rosedale area.



# I. General Provisions

The Terrell Heights Historic District, as well as the broader Evans & Rosedale area, owes its character to several factors:

- A traditional grid of streets that define a series of regular, rectangular blocks. This approach actually yields a great deal of variety and interest, since the grid allows for a variety of lot sizes and orientations. Also, uses were mixed, with commercial establishments and churches interspersed among the residential uses, generally located on the busier streets such as Evans Avenue and Rosedale Street.
- A building stock that, to this day, represents a historical period reflective of Fort Worth's formative years. Many of the buildings standing today were built between 1910 and 1950. While there is great variety in typology and detail, these historic structures are generally based on a vernacular tradition of wood frame construction using local techniques and materials that developed in response to the climate, land conditions, and culture of the region.
- Homes and commercial establishments that promote an active relationship to the street. Stores and other commercial buildings were generally located on corner lots, where they could maximize their street exposure, and are typically located directly on the street right of way line. Homes were typically set back only a minimal distance, generally in the range of 10 to 15 feet. Front porches and front doors facing the street are a nearly universal feature. The rear portion of the lot was devoted to yard, but often had smaller outbuildings or accessory buildings located near the rear lot line.

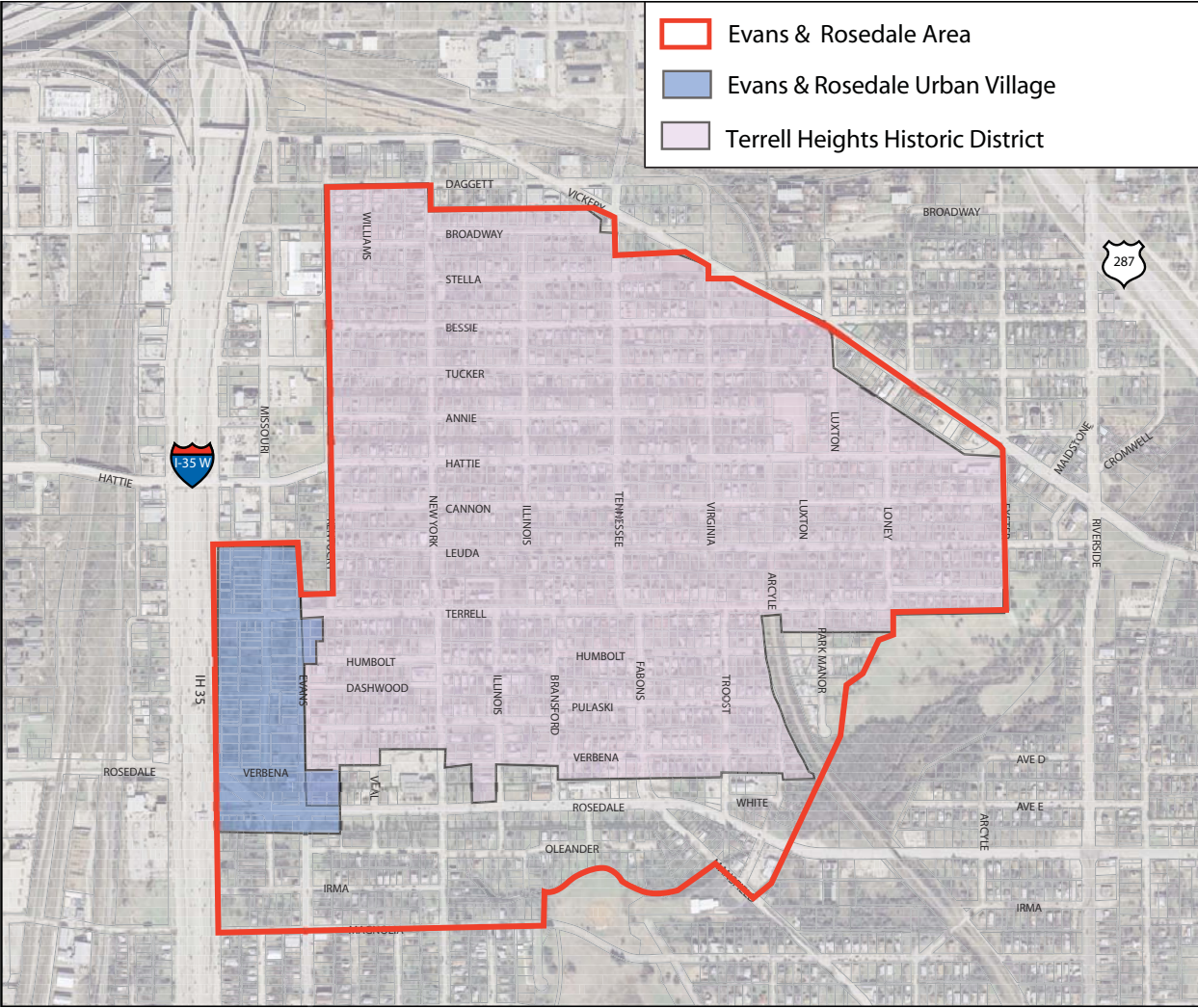


Figure 1.2. Evans & Rosedale area.

B. How to Use This Code

This document, titled the Evans & Rosedale Area Design Standards and Guidelines may be referred to herein as "this Code." This Code is intended to serve as a primary reference to developers undertaking a project within the Evans & Rosedale area, and will minimize any references to the City of Fort Worth's zoning and subdivision regulations. There are, however, several notable exceptions:

- 1. Any parcels located in the Evans & Rosedale Urban Village, designated as UV in this Code, shall refer to a separate Design Guidelines document, to be released by the City of Fort Worth.
- 2. The Terrell Heights Historic District Guidelines apply to the preservation, renovation, alteration of any existing building, and any new construction within the Terrell Heights Historic District.

*The Following regulations are located in the Fort Worth Zoning Ordinance:*

- 3. Off-Street Parking and Loading, Chapter 6, Article 2.
- 4. Landscaping and Buffers, Chapter 6, Article 3.
- 5. Signs, Chapter 6, Article 4 .

The ordinances listed above contain general standards and regulations that apply throughout the city. All development shall comply with existing federal, state, or local regulations and all applicable building codes, exceptions to these regulations are noted in this Code and take precedence.

This Code is organized into the following Chapters:

- Chapter I contains general information.
- Chapter II discusses the Evans & Rosedale area as a whole and defines the various DEVELOPMENT ZONES on the REGULATING PLAN. The DEVELOPMENT ZONES reflect differing conditions and character of development and are, in effect, the zoning district. Subsequent chapters will follow this breakdown by DEVELOPMENT ZONE in defining the appropriate standards and guidelines for their topics.
- Chapter III deals with site development standards and establishes regulations for lot size, yard areas, building placement, access, and the disposition of outbuildings and parking areas. It also covers site elements such as walks and drives, lighting, and fencing.
- Chapter IV deals with building development standards and covers stylistic typologies, massing and composition, key elements and details, materials and finishes, and the treatment of equipment and service elements.
- Chapter V deals with site elements.
- Chapter VI deals with landscaping.
- Chapter VII deals with signage.
- Chapter VIII contains prototype house plans for the Evans & Rosedale area

Language Conventions

The provisions of this Code shall be read as follows:

- "Shall" indicates a mandatory requirement.
- "Should" indicates a recommended provision. The incorporation of such provisions in the designs will be favorably considered in the review process.
- "May" indicates an optional provision.

Illustrations are used throughout this Code to demonstrate or clarify various provisions in the text. They may be used to show good as well as bad practices, and will generally be captioned accordingly:



Illustration shows a required or recommended provision.



Illustration shows a prohibited or discouraged provision.

SMALL CAPS indicate a term that is defined in Chapter I, Section D and has a meaning particular to this Code

Certain terms may be abbreviated as follows:

Historic District means the Terrell Heights Historic District.

UDC means the Urban Design Commission.



C. Administrative Provisions

1. **Applicability:** This Code applies to any new development in the Evans & Rosedale area as well as any redevelopment or remodeling that alters the existing building footprint or massing. Projects that consist of interior remodeling or general maintenance of the exterior need not be concerned with this Code.
  
2. **Development Review.** All applicable projects shall comply with the City of Fort Worth's review process, as defined in Chapters 4 (District Regulations) and Chapter 6 (Development Standards) of the Fort Worth Zoning Ordinance.  
  
Projects that are consistent with all applicable regulations and clearly in compliance with this Code may be approved administratively by the Planning and Development Department.
  
3. **Required Submittals.** All applicable projects shall comply with the City of Fort Worth's submittals process, as defined in the Fort Worth Zoning Ordinance.
  
4. **Waivers and Exceptions.** All applicable projects shall comply with the City of Fort Worth's waivers and exceptions process, as defined in the Fort Worth Zoning Ordinance.

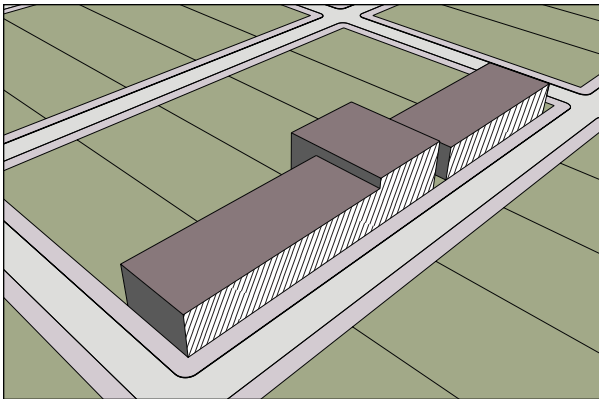


Figure 1.3. Blockface. The hatched planes comprise the blockface.

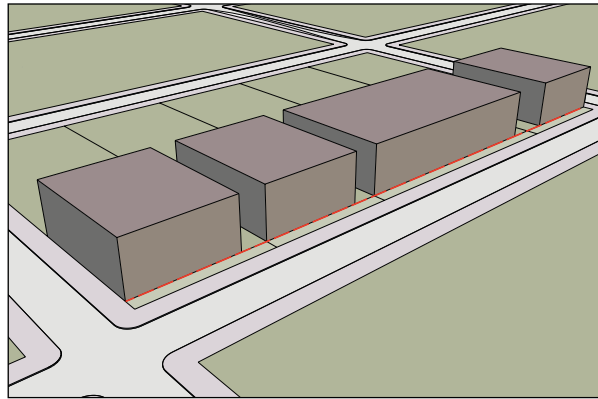


Figure 1.4. Build-to line. The Building frontage must be placed on the build-to line.

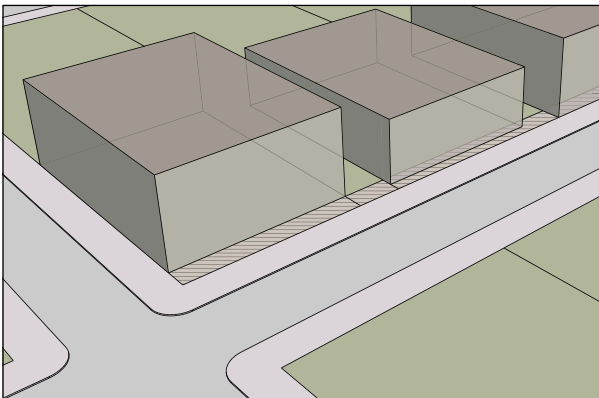


Figure 1.5. Build-to-zone. The build-to zone is shown hatched.

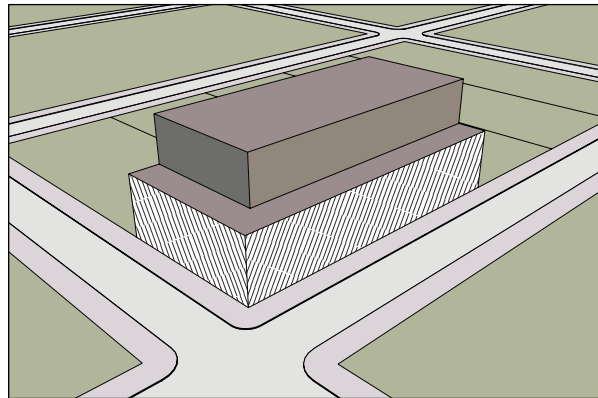


Figure 1.6. Building frontage. Building frontage is shown hatched.

## D. Definitions

Terms requiring interpretation specific to this Code are defined below. These definitions are supplemental to those in Chapter 9 of the Fort Worth Zoning Ordinance and take precedence in the event of conflict. For the most part the terms defined below are not defined in the Fort Worth Zoning Ordinance; those marked by an asterisk (\*) indicate terms that are defined in the Fort Worth Zoning Ordinance, but have a slightly different meaning in this Code.

**BLOCKFACE** means the aggregate lot frontages located between two cross streets. Figure 1.3

**BUILD-TO LINE** means a specific line to which the placement of the **BUILDING FRONTAGE** is mandatory. Figure 1.4

**BUILD-TO-ZONE** means a specified area within which the placement of the **BUILDING FRONTAGE** is mandatory. Figure 1.5

**BUILDING FRONTAGE** means that portion of a building's façade that fronts on a street and encompasses the ground floor elevation as well as any other floors forming a pedestal. Figure 1.6

**DEVELOPMENT ZONE** means that portion of the property within the Evans & Rosedale area that is designated to meet a specific set of regulations, analogous to a Zoning District in the Fort Worth Code. The various **DEVELOPMENT ZONES** are described in Section III and the primary regulations applying to each **DEVELOPMENT ZONE** are described in Section IV.

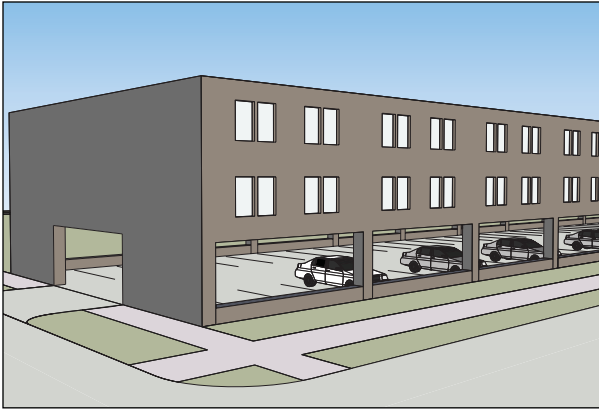


Figure 1.7. Elevated building.

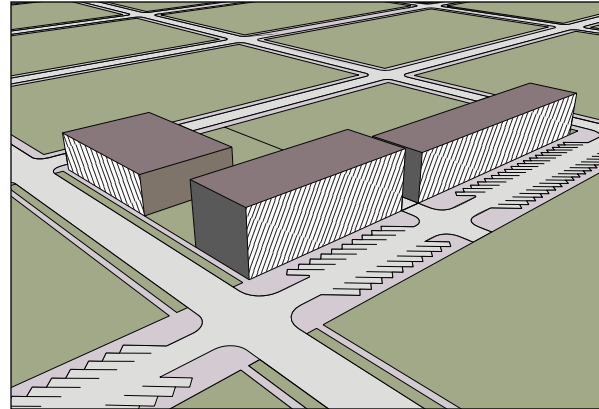


Figure 1.8. Lot frontage. Primary lot frontage shown hatched.

**ELEVATED BUILDING** means a building that is partially or wholly constructed over a parking area. A building that is elevated less than four feet shall not be considered an "elevated building" for purposes of this Code. Figure 1.7.

**GUIDELINE** means a recommended provision of this Code, generally indicated by the use of the words "should" or "may."

**LOT FRONTAGE\*** means the portion of the lot abutting a public right-of-way. Where more than one side of a property abuts a public right-of-way, one frontage shall be designated as the primary **LOT FRONTAGE**; generally, this will be the frontage on the highest ranked street. Figure 1.8.

**MASSING AND COMPOSITION** means the manner in which the basic elements and forms of a building are arranged.

**MIXED-USE BUILDING\*** means a building containing two or more of any permitted uses, stacked vertically. An example of a **MIXED-USE BUILDING** is one that contains ground floor retail and upper floor offices or residential or both.

**PUBLIC OPEN SPACE** means one of several types of outdoor spaces meant to be publicly accessible and used for recreation or simply to provide a relief and counterpoint to densely developed areas. They may vary greatly in size, design, and function based on the nature of the surrounding context.

**REGULATING PLAN** means a graphic map of the area regulated by this Code that delineates the various **DEVELOPMENT ZONES** and, if adopted, will serve as the official zoning map for the area.

**SETBACK** means the required minimum front, side, or rear yard distance between a building or structure and the property line or private street easement line.

**STANDARD** means a mandatory provision of this Code, generally indicated by the use of the word "shall."

**STREET TYPE** means the classification of a street according to the design characteristics of the zone between the curb and the building faces. The specific **STREET TYPES** are described in Section II of this Code.

**TRANSECT** means a, regulatory framework that organizes types, or character, of development along a continuum that progresses from the rural (least intense) to the city center (most intense.)

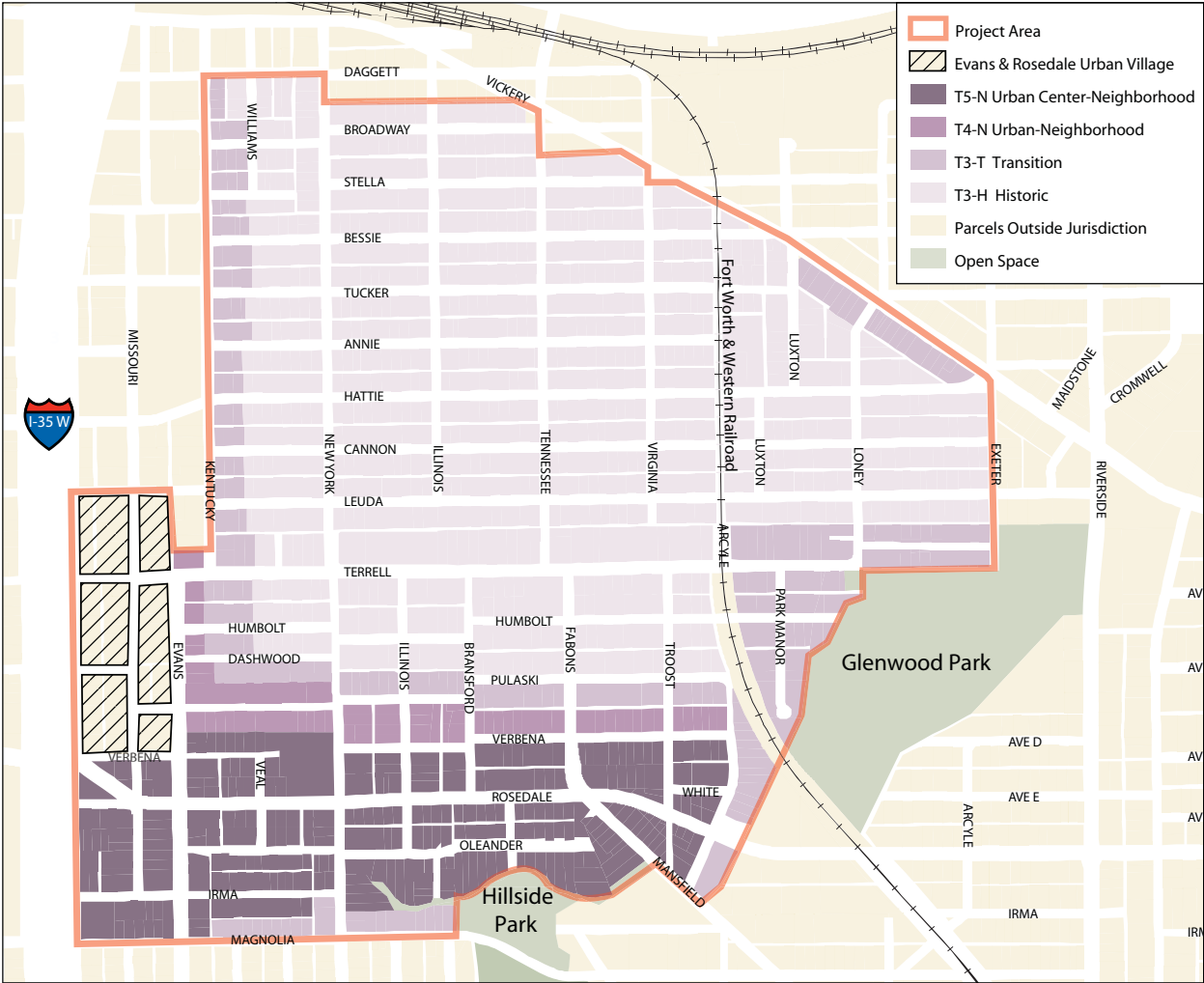
\* Indicates a term that is also defined in Chapter 9 of the Fort Worth Zoning Ordinance, but has a slightly different meaning in this Code.



## II. The Evans & Rosedale Area

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A. Regulating Plan

This code specifies different treatments and recommendations depending on the DEVELOPMENT ZONE in which the parcel is located. DEVELOPMENT ZONES reflect different urban conditions that call for differing development typologies. The REGULATING PLAN for the Evans & Rosedale area is depicted in figure 2.1.

\* The Evans & Rosedale Urban Village will be governed by a separate set of Design Standards.

Figure 2.1. Evans & Rosedale area regulating plan.

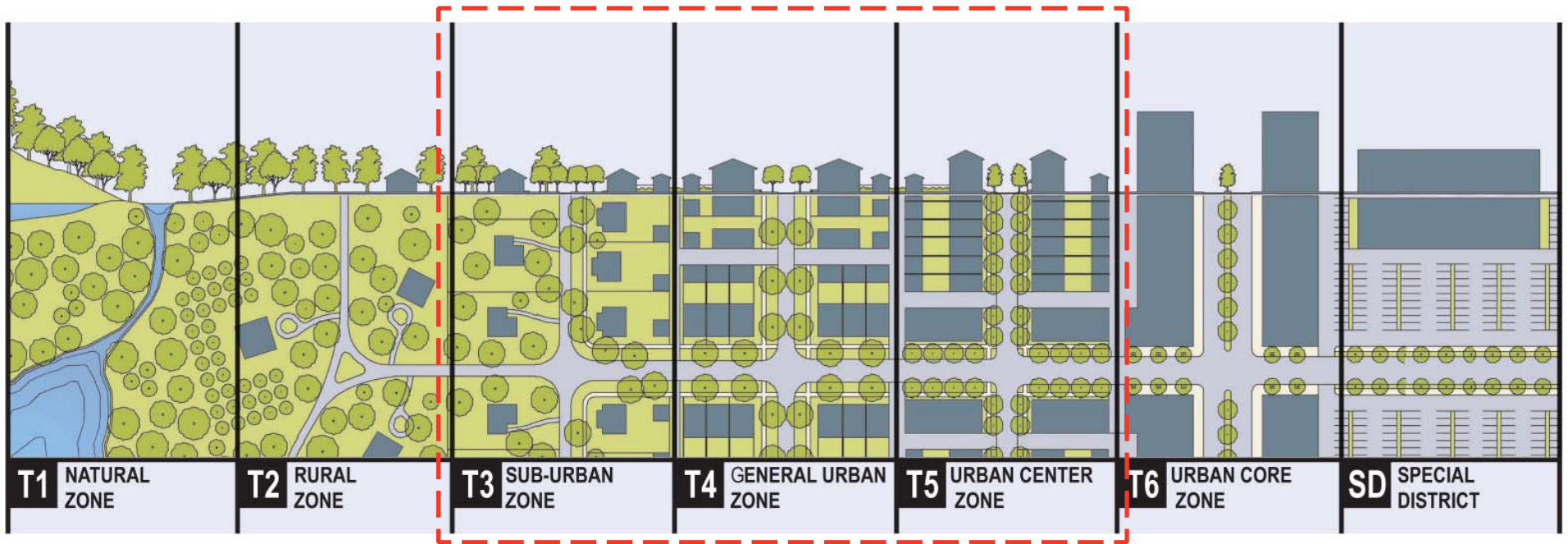


Figure 2.2 The transect framework. Development in the Evans & Rosedale area falls within the T3 through T5 development zones.

Source: SmartCode v.9.0, Duany Plater-Zyberk & Company

The DEVELOPMENT ZONES used in this Code are based on the TRANSECT, the fundamental organizing framework of most form-based codes. The TRANSECT allocates development of various types and character along a continuum that runs from undisturbed nature to the urban core. Various types of development, for example, single-family neighborhoods or an urban center, are associated with a certain zone along the continuum, which ranges from T1, the Natural Zone, to T6, the Urban Core, figure 2.2.

The DEVELOPMENT ZONES for the Evans & Rosedale area fall within the T3, Suburban Zone; T4, General Urban Zone; and T5, Urban Center Zone. Since the TRANSECT zones are fairly broad in their application, some further subdivision of the basic zone is necessary in order to address certain local conditions as well as transitions between areas of differing development intensity. The DEVELOPMENT ZONES used in this Code are described on the following pages.

### B. Development Zone Characteristics

The following DEVELOPMENT ZONES are established:

**UV – Urban Village.** This DEVELOPMENT ZONE is a targeted redevelopment area located at the west end of the Evans & Rosedale area, between IH-35W and Evans Avenue. The Urban Village is intended for relatively dense mixed-use development, this DEVELOPMENT ZONE is covered by separate Design GUIDELINES, although it fits generally within T4.

**T5-N -** This DEVELOPMENT ZONE addresses the East Rosedale Street corridor within the study area. Development within this area is targeted for a higher density development with a wide variety of uses.

**T4-N –** This DEVELOPMENT ZONE addresses properties lining the busier roadways in the area, such as the east side of Evans Avenue. The intended development is mixed-use with commercial at the ground level and commercial or residential on the upper floors, figure 2.3.

**T3-T –** This DEVELOPMENT ZONE is intended to serve as a transition zone between the denser areas of the Urban Village and corridors and the single-family neighborhoods. It allows for a variety of denser residential types such as townhomes and patio homes as well as small scale commercial uses, figure 2.4.

**T3-H –** This DEVELOPMENT ZONE generally corresponds to the Terrell Heights Historic District and is intended to provide for single-family detached housing of a compatible type and scale to the existing, figure 2.5.

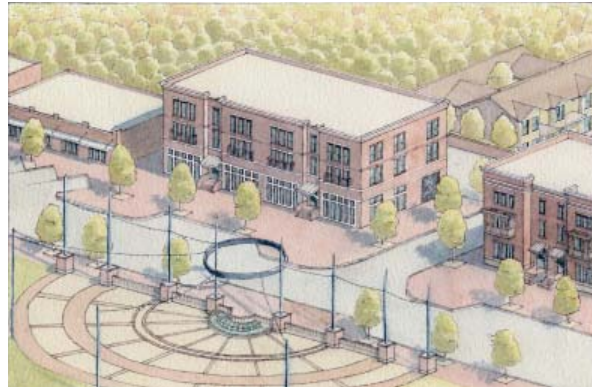


Figure 2.3. T4-N Urban-Neighborhood.







Figure 2.4. T3-T Transition.



Figure 2.5. T3-H Historic.

## II. The Evans & Rosedale Area

Table 2.1  
Development zone characteristics.

				
	T5-N Urban Center	T4-N Urban-Neighborhood	T3-T - Transition	T3-H - Historic
Character <i>(See Table 2.1 for permitted uses)</i>	Higher density mixed-use building types, accommodates a wider variety of uses.	Mixed-use with residential component, active, and pedestrian friendly.	Transitional, with denser housing and small commercial uses.	Residential neighborhood, historically compatible.
Frontage	<ul style="list-style-type: none"> <li>• BUILD-TO ZONE of 0-10 feet.</li> <li>• Permeable, publicly accessible frontage.</li> <li>• No fencing.</li> </ul>	<ul style="list-style-type: none"> <li>• BUILD-TO ZONE of 0-10 feet.</li> <li>• Permeable, publicly accessible frontage.</li> <li>• No fencing.</li> </ul>	<ul style="list-style-type: none"> <li>• BUILD-TO ZONE of 10-15 feet.</li> <li>• Porches or stoops.</li> <li>• Low fencing permitted.</li> </ul>	<ul style="list-style-type: none"> <li>• BUILD-TO LINE of 15 feet or prevailing block condition.</li> <li>• Low fencing or hedge permitted.</li> </ul>
Height	<ul style="list-style-type: none"> <li>• 18' minimum facade height.</li> <li>• 5 stories maximum if single use.</li> <li>• 8 stories with open space or mix of uses.</li> </ul>	<ul style="list-style-type: none"> <li>• 18' minimum facade height.</li> <li>• 3 stories maximum.</li> <li>• 4 stories with open space or mix of uses.</li> </ul>	3 stories maximum.	<ul style="list-style-type: none"> <li>• 2 stories maximum.</li> <li>• Occupied attic permitted maximum 3'-0" knee wall at front facade.</li> </ul>
Access	Alley required	Alley required	Alley strongly recommended	Alley recommended
On-Site Parking	<ul style="list-style-type: none"> <li>• Behind or beside principal building.</li> <li>• Parking must be set back 20' minimum from front property line and 5' minimum for the side.</li> </ul>	<ul style="list-style-type: none"> <li>• Behind or beside principal building.</li> <li>• Parking must be set back 20' minimum from front property line and 5' minimum for the side.</li> </ul>	<ul style="list-style-type: none"> <li>• Behind or beside principal building.</li> <li>• Parking must be accessed from the alley.</li> </ul>	<ul style="list-style-type: none"> <li>• One driveway cut per lot maximum.</li> <li>• 8' wide within the first 40' of depth.</li> <li>• Garage must be set back 40' minimum.</li> </ul>



C. Permitted Uses

Permitted uses within each DEVELOPMENT ZONE are indicated in Table 2.2.

1. In some cases, the categories of uses are expanded to distinguish the specific use according to size, scale, or intensity. Thus, small scale retail uses may be permitted within a DEVELOPMENT ZONE, but a big-box store would not be appropriate within the same DEVELOPMENT ZONE.
2. For specific uses within a given DEVELOPMENT ZONE:
  - a. P means the use is permitted
  - b. L means the use is permitted on a limited basis, in accordance with the note referenced in the Notes column.
  - c. -- means the use is not permitted.
  - d. \* indicates a deviation from the Residential Use Table 4.603 of the Fort Worth Zoning Ordinance.

Table 2.2  
Permitted uses by development zone.

Use Category Specific Use	DEVELOPMENT ZONES				
	T5-N	T4-N	T3-T	T3-H	Notes
<b>Residential Uses</b>					
Single-family, detached	--	--*	P	P	
Zero Lot	--	--	P	--	
Two-family	--	--	P	--	
Single-family, attached	P	P*	P	--	
Townhouse	P	P*	P	--	
Live/work	P	P	L	L	1
Mixed-use (Commercial / Multifamily)	P	P	L	--	2
Multifamily building	P	P	L	--	2
Manufactured housing	--	--	--	--	
Garage apartments	--	--	L*	L*	3

Use Category Specific Use	DEVELOPMENT ZONES				
	T5-N	T4-N	T3-T	T3-H	Notes
<b>Group Living</b>					
Group home (6 or fewer residents)	--	--	P	P*	
Group home (7 or more residents)	P	P	--	--	
Nursing or convalescent home	--	--*	P	--*	
Retirement center apartment	P	P	L	--*	2
All other group living	P	P	L	--*	2
<b>Public and Civic Uses</b>					
Community Service	P	P	L	--	2
Family home day care	--	--	P	P*	
Group day care	P	P	P	--	
Commercial day care	P	P	--	--	
Educational facilities	P	P	P	P	
Detention center	--	--	--	--	
Government offices	P	P	--	--*	
Institutions	P	--	--	--	
Hospitals	P	--	--	--	
Clinics	P	P	L	--	2
Doctors Office	P	P	L	--	2
Medical Centers	P	--	--	--	
<b>Places of Worship</b>					
Multi-building campus	P	--	--	--	
Churches, seating up to 300	P	P	P	P	
Chapels	P	--	P	P	
<b>Utilities</b>					
Major utilities uses	--	--	--	--	
Minor utilities uses	--	P	P	P	
Wireless transmission (under 40')	--	--	--	--	
Wireless transmission (over 40')	--	--	--	--	

Use Category Specific Use	DEVELOPMENT ZONES				
	T5-N	T4-N	T3-T	T3-H	Notes
<b>Commercial Uses</b>					
Eating establishments	L	L	L	--	4
Bar or lounge	L	L	--	--	5
Indoor entertainment	P	P	--	--	
Outdoor entertainment	P	--	--	--	
Office	P	P	L	--	2
<b>Overnight Accommodations</b>					
Bed and Breakfast	--	--	P	P	
Boutique Hotel (up to 100 rooms)	P	P	P	--	
Full service hotel (over 100 rooms)	P	P	--	--	
Limited Service Hotels	--	--	--	--	
<b>Retail Sales and Service</b>					
General retail sales	P	P	--	--	2
Personal service uses	P	P	L	--	2
Repair oriented uses	L	L	--	--	2,6
Pet sales and grooming	P	P	L	--	2
Veterinarian, large animal	--	--	--	--	
Veterinarian, small animal	P	P	L	--	2
Mortuary/funeral home	--	--	--	--	
<b>Self Storage</b>					
	L	L	--	--	9
<b>Vehicle Sales and Storage</b>					
Fuel Service	--	--	--	--	
Vehicle service, minor	--	L	--	--	7
Vehicle service, major	--	--	--	--	
Vehicle sales	L	L	--	--	8
Vehicle sales, pre-owned	--	--	--	--	10
Vehicle rental or leasing	L	L	--	--	11
<b>Industrial Uses</b>					
All Industry	--	--	--	--	



Figure 2.6. Live/work units.



Figure 2.7. Garage apartments situated above detached garages.

### D. Specific Notes Pertaining to the Use Regulations

The numbered notes below correspond to the number listed in the Notes column of Table 2.2.

1. Live/work units consisting of ground level commercial space internally connected to a residential unit above are limited to no more than 4 units attached when occurring in T3-T, and must be detached when occurring in T3-H, figure 2.6.
2. T5-N and T4-N may have any mix of residential and commercial/retail uses permitted separately, provided that the total site area is limited to a maximum of 12,500 square feet, and is located on a corner lot, when occurring in T4-N.
3. Garage apartments that are accessory to a primary use are permitted, provided that:
  - a. The maximum enclosed floor area is 650 square feet.
  - b. The apartment shall be located over a detached garage, figure 2.7.
  - c. At least one off-street parking space shall be dedicated for the unit.  
*(Garage apartments complying with the above shall not count toward density calculations).*
4. Eating establishments shall not be freestanding establishments, but shall be located only within a multi-tenant structure or mixed-use building. Drive-through lanes are not permitted.
5. Bars or lounges that are not an accessory use to a restaurant are permitted, provided that:
  - a. The maximum floor area is 3,000 square feet.
  - b. Preparation and service of at least some hot food items is required during all hours of operation.
  - d. There shall be no appreciable sound transmission at any point outside the establishment.
6. Repair oriented businesses shall not occupy any ground floor frontage along A or B Streets.
7. Vehicle service uses shall comply with the following requirements:
  - a. The facility shall not front on an A or B Street.
  - b. All work shall take place within enclosed service bays.
  - c. Free-standing facilities of a standardized prototype are not permitted.
  - d. Parking and storage of cars scheduled for service shall be in a parking lot or garage visually screened from adjacent uses.
  - e. The facility must be staffed during all hours of operation. Automated, self-service facilities are not permitted.
  - f. Exterior storage of inventory, parts, and supplies is not permitted.
  - g. The Planning and Development Department may add additional provisions as a condition for approval.

8. Sales of new automobiles is permitted, subject to the following requirements:
  - a. This is not intended to allow for a full-service dealership, rather, it will allow for a dealership to establish a small satellite presence within a traditional retail environment. The facility shall function essentially as an in-line retail tenant (non-anchor).
  - b. The facility is limited to an enclosed showroom. All vehicles on display shall be limited to the showroom floor. No other inventory may be housed on site.
  - c. Sales offices and supporting uses such as restrooms and break rooms shall occupy no more than 25% of the overall floor area of the facility.
  - d. The showroom may front on an A or B Street, subject to meeting the glazing/fenestration and public access requirements for such frontages and presenting an attractive display environment.
  - e. The facility must be staffed and open to the public during reasonable daytime hours of operation.
  - f. No service work, test drives, vehicle make ready, or delivery may occur at the facility.
  - g. The Planning and Development Department may add additional provisions as a condition for approval.
9. Self-storage may be integrated into a multi-story building, but may have no more than an entry lobby limited to a maximum of 40 feet along a street frontage. Said lobby shall, to the greatest practical extent, be configured as a storefront retail operation.
10. Sales of pre-owned vehicles are permitted only as an accessory use in a new vehicle dealership.
11. Vehicle rental or leasing in T5-N and T4-N is permitted subject to the following requirements:
  - a. This is intended to allow for small scale convenience rental facilities rather than a normal "rental lot."
  - b. Only the enclosed office/counter facility may front on an A or B street.
  - c. Vehicle inventory may be housed within a parking garage, and may be remotely located from the office.
  - d. The Planning and Development Department may add other provisions as a condition for approval.

E. Street Types

Development areas of different character also require streets of a differing character. A dense, mixed-use area that generates a lot of pedestrian activity will need wider sidewalks, on-street parking, and areas for amenities such as benches, bike racks, and waste receptacles. A neighborhood street that serves primarily single-family homes, on the other hand, only needs a sidewalk and will be able to devote more of the available right-of-way area to planting. Thus, the STREET TYPE should relate to the type of development that it serves.

Three STREET TYPES are defined in this code. In order to simplify matters, the STREET TYPE is determined by the characteristics of the space between the curb and the building face, regardless of the number of lanes, the presence of a median, or other variations of the street itself, Table 2.3. The basic STREET TYPES in the Evans & Rosedale area are shown in figure 2.8 and defined on the next page.

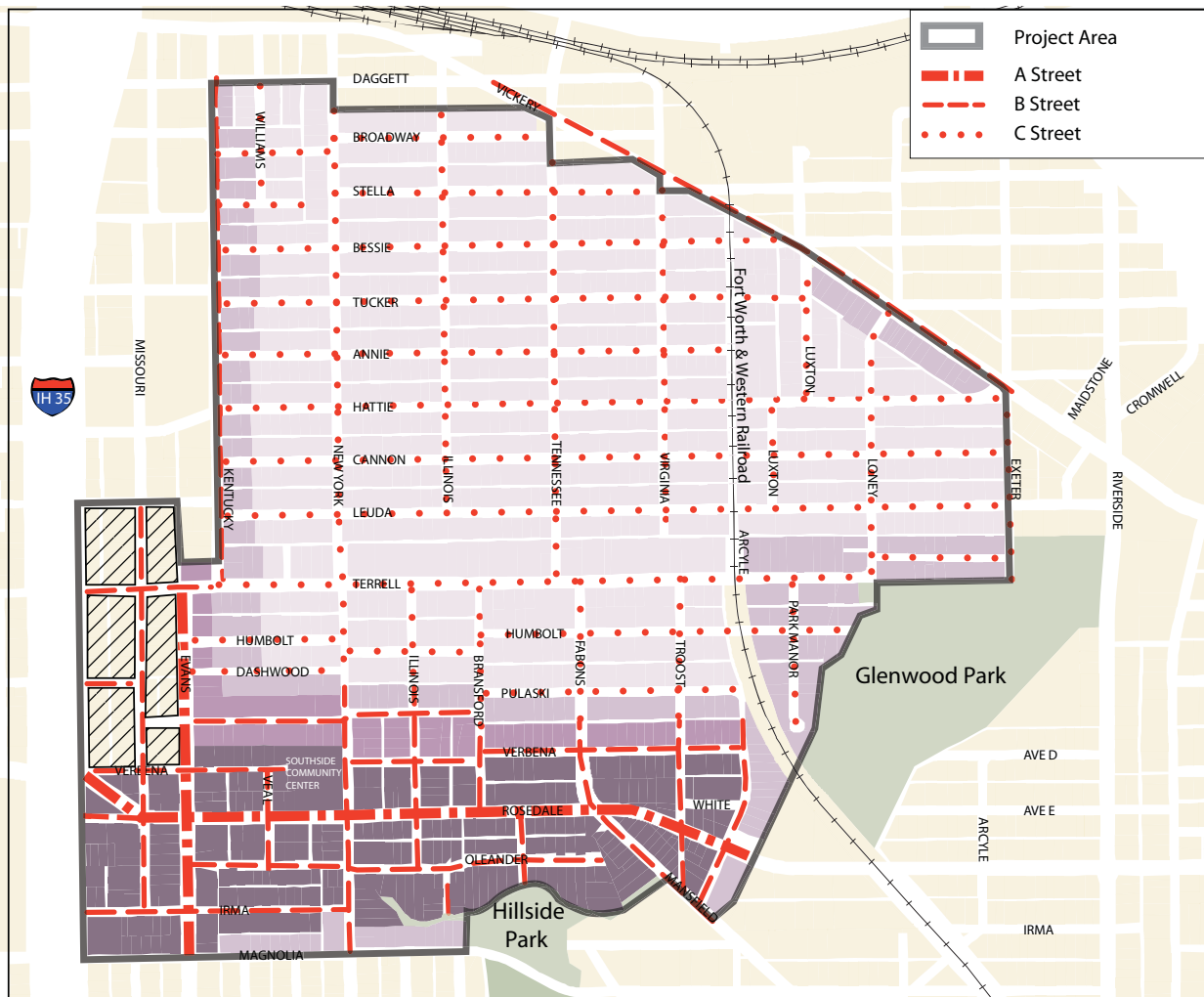


Figure 2.8. Street types in the Evans & Rosedale area.

Table 2.3  
Street type characteristics.

Type	A Street	B Street	C Street
T-Zone	UV, T5-N, T4-N	T5-N, T4-N and T3-T	T3-T and T3-H
Sidewalk Width	8' minimum.	6' minimum.	5' minimum.
Walk Location	At building face	At bldg. face or edge of right-of-way	At edge of right-of-way
Landscape in ROW	Sidewalk planter	Sidewalk planter or planting strip	Planting strip
Parking	Diagonal or parallel, dedicated	Parallel, dedicated	Parallel, informal
Pedestrian Light Spacing	60' maximum.	80' maximum.	100' maximum.
Driveway Cuts	One per block face None, if alley exists	One per lot None, if alley exists	One per lot None if lot has alley access

**A Streets** are urban, pedestrian-friendly, mixed-use streets, characterized by wide sidewalks, building faces at or close to the right-of-way line, with commercial or other publicly accessible uses at the ground level. On-street parking is highly recommended, and driveway cuts are highly restricted. Landscaping is generally limited to evenly spaced tree wells.

**B Streets** are also urban and pedestrian friendly, but are more residential in nature. They are characterized by wide sidewalks and buildings close to the right of way, frequently with porches or stoops addressing the sidewalk. On-street parking is recommended, and driveway cuts are restricted. Landscaping shall occur between the curb and the sidewalk and should consist of evenly spaced tree wells or a continuous planting strip. A secondary zone of landscaping should also occur between the sidewalk and the building face.

**C Streets** are typical residential neighborhood streets, characterized by sidewalks in the range of 5 to 6 feet wide, building faces at a consistent setback in the range of 15 to 20 feet, and a consistent front yard condition, which may have a low fence. A continuous planting strip of at least 6 feet wide occurs between the sidewalk and the curb. On-street parking may be allowed, depending on pavement width, but is not formally marked.





*Figure 2.9. The plaza on Evans Avenue is an example of public open space.*

### F. Public open space

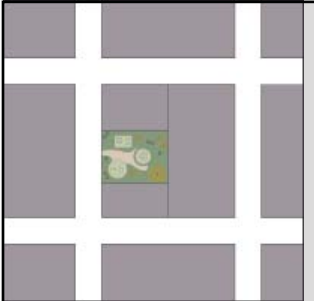
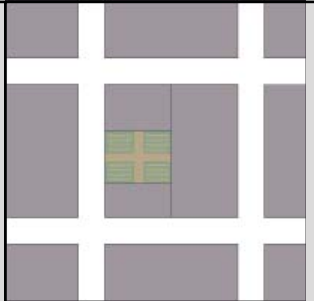
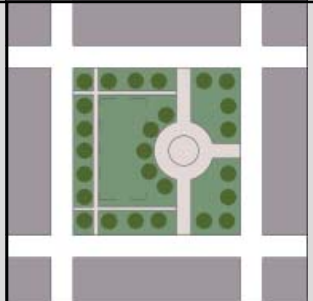
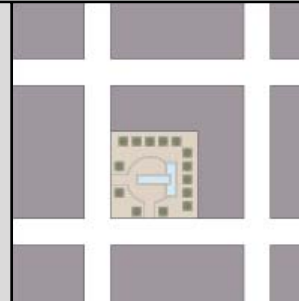
A neighborhood or urban district requires a certain amount of PUBLIC OPEN SPACE in order to function properly and provide for the full range of human activities. Since the Evans & Rosedale area is an established, previously developed area, several large public parks and a new plaza on Evans Avenue already contribute to the open space needed for the area, figure 2.9.

The majority of PUBLIC OPEN SPACE that will be subject to the provisions of this code is that which occurs in the street right-of-ways as well as any PUBLIC OPEN SPACE that may be dedicated as a condition for additional development entitlements. Standards for landscaping within the street right-of-ways are described in the previous section on STREET TYPES as well as in Section VI of this Code.

New open space within the Evans & Rosedale area shall consist of one of the general types described on the next page.

Any open space dedicated as a condition of obtaining a height bonus in the T5-N and T4-N DEVELOPMENT ZONE shall comply with the standards and guidelines described on the next page.

Table 2.4  
Public open space characteristics.

			
Playground	Community Garden	Square	Plaza
<p>An open space designed and equipped for the recreation of children. Should occur primarily in residential areas. May occupy a part of a block or may be included as part of a larger park. Minimum area of 2,500 square feet.</p>	<p>A relatively small open space divided into a series of allotment plots for use by residents to grow a variety of plants, including herbs and vegetables. Should be located in areas of denser housing types that do not have individual yard areas. Minimum area of 2,500 square feet.</p>	<p>A well defined open space used for passive recreation and civic purposes. Should be defined by building frontages on all sides. And should be directly adjacent to at least one major street. Most of the area is landscaped, and should contain a variety of footpaths, benches, and other pedestrian amenities. Ranges in size from one-quarter acre to 3 acres, although it may be larger if designed as a major civic focal point.</p>	<p>A relatively small, well-defined open space used for civic purposes. Occurs primarily in denser areas of development. Defined by building frontages, which should address the plaza as if it were an A Street. Predominantly hardscaped, although it may contain formal planting beds and regularly spaced tree wells. Minimum of 2,500 square feet in area, and generally no larger than a full block of the prevailing pattern.</p>

Standards for Public Open Space

1. The space must be for general public use at all times, maintained through a public access easement. At least one side shall front on a public street.
2. The minimum size shall be 2,500 feet, with a minimum dimension of 25 feet along any side. The size shall also be at least 10 percent of the project's gross floor area.
3. The area classified as open space shall be open from the ground to the sky, except that up to 10 percent of the area may be covered by shade structures or other structures clearly accessory to the primary purpose of the open space.
4. Open space is most effective when contrasted against an urban context, and when defined by buildings on several sides. It should also be used to mark significant intersections or as forecourts for civic buildings or other buildings with a high degree of public access.
5. Any building face that fronts on a PUBLIC OPEN SPACE shall be treated as if it fronted on a public street in terms of the façade openings and permeability.
6. Wide latitude is permitted in design, although the space should be clearly identified as one of the typologies described in Table 2.4. Whatever the design, the space should be usable, people-friendly, and responsive to the local climate. Large, undifferentiated expanses of pavement or landscape areas intended primarily for ornamental use should be avoided.



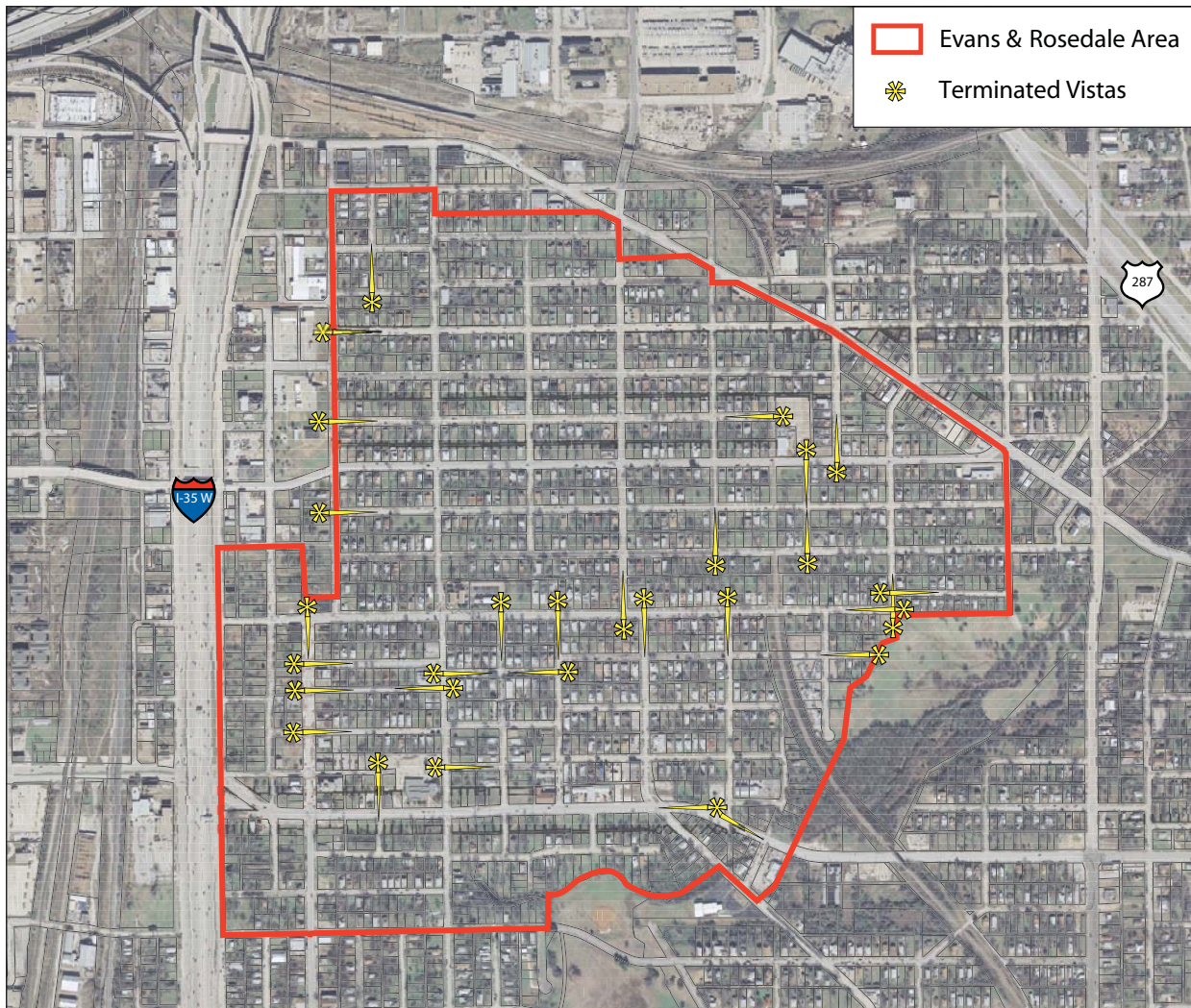


Figure 2.10. Map of the terminated vistas.

### G. Special Conditions

1. Alleys are, strictly speaking, not streets, but are encouraged as a means of de-emphasizing garages and to locate parking and service at the rear of the lot. Alleys are required for development that exceeds density or intensity thresholds.
2. Terminated Vistas.

A terminated vista occurs when a view down a street is interrupted, usually by a shift in the street pattern. This happens at T-intersections, angled streets traversing a rectilinear pattern, or at roundabouts. There are several terminated vista conditions in the Evans & Rosedale area, as indicated on figure 2.10. Terminated vistas are highly visible and form an important part of a neighborhood's cognitive map, as they create opportunities for landmarks and orienting devices.

Terminated vistas should be taken advantage of as an opportunity to create special features in a neighborhood. An example of an effective terminated vista occurs where Pulaski Street intersects Evans Avenue. The new civic plaza, with its sculptural central feature, creates an effective termination at the west end of Pulaski Street.

While terminated vistas frequently mark civic landmarks such as churches or parks, they also occur at residential lots, in many cases no different from the lots on either side. Nevertheless, such lots should take on the additional responsibility of responding to the more visible location. Variations in the design that respect the axis of the terminated street are highly encouraged. This could take the form of a special feature such as a tower, or could be as simple as a prominent and well designed porch.



Figure 2.11. Church on southeast corner of Evans & Verbena.



Figure 2.12. Church on corner of New York Ave. & Terrell.



Figure 2.13. Ella Mae Shamblee Library.

### 3. Civic and Religious Structures in T3-H

In general, the use and bulk regulations that define the character of a given DEVELOPMENT ZONE seek to establish a certain level of consistency within each zone. However, each zone also permits certain civic uses that are not typical of the rest of the structures in the area. Churches and civic buildings are examples of such uses, as shown in figures 2.11 and 2.12. They are appropriate within most zones since they provide services to the immediate area that enhances the character of the neighborhood. The Terrell Heights Historic District, for example, is predominantly residential, yet it also contains a number of churches that reinforce the neighborhood character as well as providing a convenient amenity to the residents.

Civic uses are generally afforded wider latitude in design, but, by the same token, have a greater responsibility to make a positive architectural contribution to the area. Where most buildings should seek to play a supporting role in the urban landscape, civic structures can, and should, play a more prominent role. In general, they are more prestigious commissions for architects, and hopefully, the subject of an elevated standard of design. While they should be sensitive to the neighborhood context, it is also appropriate for them to stand out. In distributing them within a neighborhood, they should be placed at more prominent sites, such as the terminated vistas described previously. An example is the Ella Mae Shamblee Library, which is located adjacent to the Evans Civic Plaza, figure 2.13. In the Evans & Rosedale area, most of the civic uses have already been allocated and placed, but there may be others added in the future.

### 4. Commercial in T3-H

Another special condition is the occasional intrusion of commercial uses within a residential area. While this is more strictly segregated in most contemporary neighborhoods, historic areas such as Terrell Heights frequently include some commercial uses. These are typically small in scale and limited to neighborhood convenience uses such as small grocery stores, barber shops, cleaners, and other such services. An example of this occurs at the intersection of Tennessee Avenue and Hattie Street in Terrell Heights.

Again, since the pattern of use has already been well established here, it is not anticipated that any new commercial uses will be introduced in the neighborhood areas, (T3-H). However, new commercial uses may be added to the more intense DEVELOPMENT ZONES like T3-T, T4-N and T5-N.

When such uses do occur in a neighborhood, they generally take on the characteristics of a slightly denser zone. The buildings are closer to the sidewalk, and are more accessible to the public, at least at the ground level. They have more and wider openings at the street level. They are usually located at street intersections to make them more visible and accessible, as well as to maximize the street frontage. Care should be taken, however to make them compatible with the surrounding neighborhood. This is typically done by limiting the building footprint to a size no more than double or so of a typical house, and by respecting the same height limitations as the surrounding houses. They should, however, look more commercial in nature, and not try to mimic a house.





### III. Site Development Standards

- |    |                                   |       |
|----|-----------------------------------|-------|
| A. | T5-N Urban Center - Neighborhood  | III-1 |
|    | T4-N General Urban - Neighborhood |       |
| B. | T3-T - Transition                 | III-3 |
| C. | T3-H - Historic                   | III-5 |
| D. | Parking Requirements              | III-7 |
| E. | Surface Parking Capacity          | III-8 |

### III. Site Development Standards

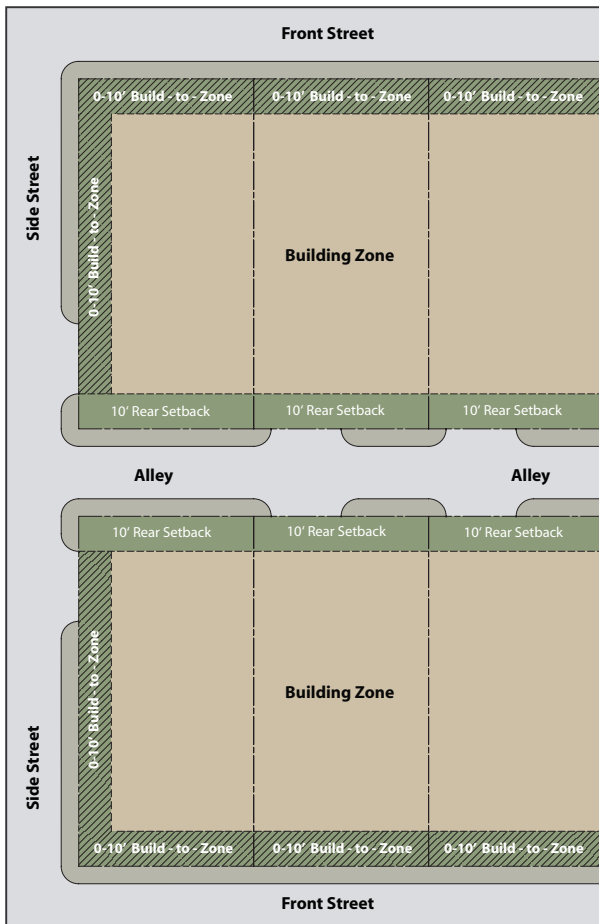


Figure 3.1. The building footprint may occupy any part of the building zone and build-to zone, subject to the maximum lot coverage limit.

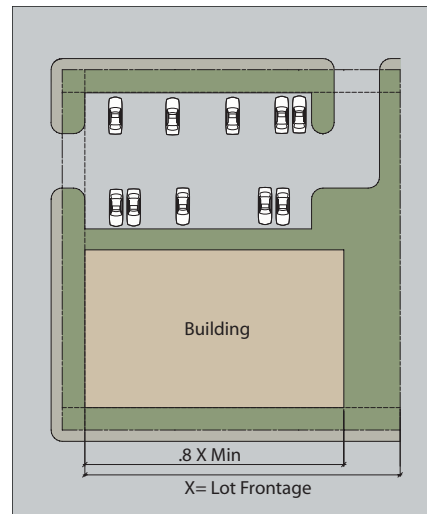


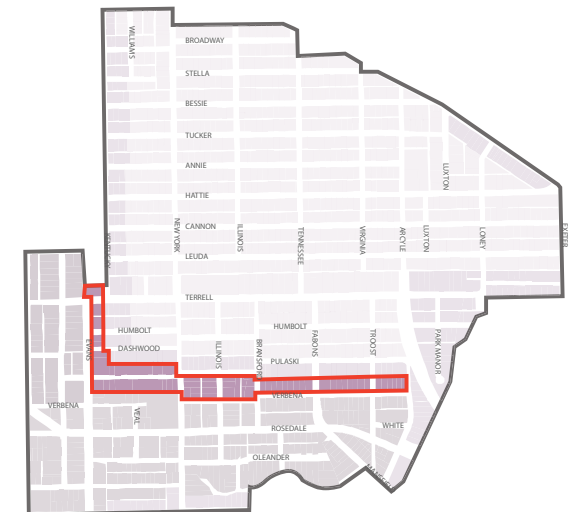
Figure 3.2. Minimum building frontage.

#### A. T5-N (Urban Center-Neighborhood) T4-N (General Urban-Neighborhood)

1. Minimum lot size: 50 feet wide by 100 feet deep.
2. SETBACKS, BUILD-TO ZONES, BUILD-TO LINES, and lot coverages, illustrated in figure 3.1.
  - a. Front: BUILD-TO ZONE of 0 to 10 feet
  - b. Side: BUILD-TO ZONE of 0 to 10 feet at corner  
0 foot SETBACK at interior lot line.
  - c. Rear: 10 feet SETBACK
3. BUILDING FRONTAGE: Minimum 80% of lot width as shown in figure 3.2.
4. Coverage: Maximum 90% of lot may be building footprint or impervious paving.



Evans & Rosedale T5-N zone



Evans & Rosedale T4-N zone

### III. Site Development Standards

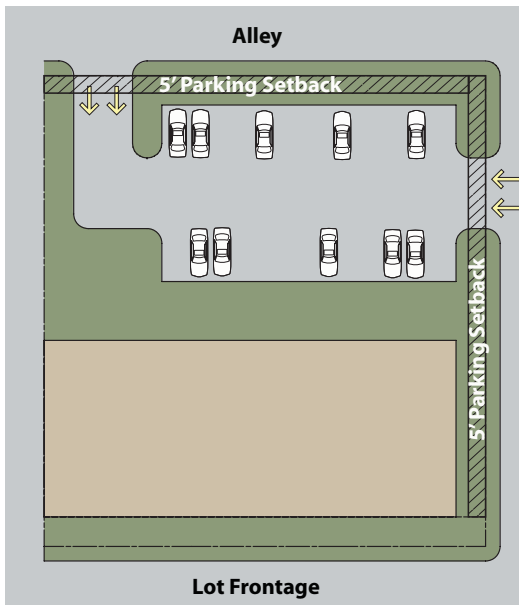
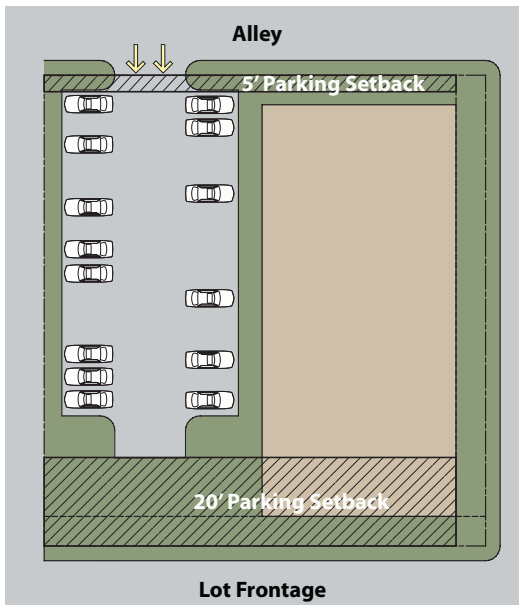


Figure 3.3. Parking shown behind and beside main building. Parking setbacks are shown hatched.



Total fenestration  
(ground floor)= A+B+C

Minimum required fenestration:  
 $\frac{A+B+C}{W} \geq .6$  (on A Street)

Figure 3.4. Minimum commercial ground floor fenestration requirements.

5. Vehicle access, drives, and parking: no driveway access from front. Driveways must access from side street or alley. Lots less than 100 feet wide are permitted one driveway only. Parking shall be located behind principal building or beside main building, as shown in figure 3.3.
6. Parking shall be located behind or beside main building.
  - a. 20' parking SETBACK from front property line adjacent to highest ranking street.
  - b. 5' parking SETBACK side and rear property line.
7. Accessory buildings: may be located behind principal building.
8. Fencing: not permitted between front of building and sidewalk. Fencing may enclose side or rear yard areas.
9. Minimum fenestration: Total width of openings on the ground level frontage shall be at least 60% of the building width for commercial uses, figure 3.4, or 40% of the building width for residential uses.

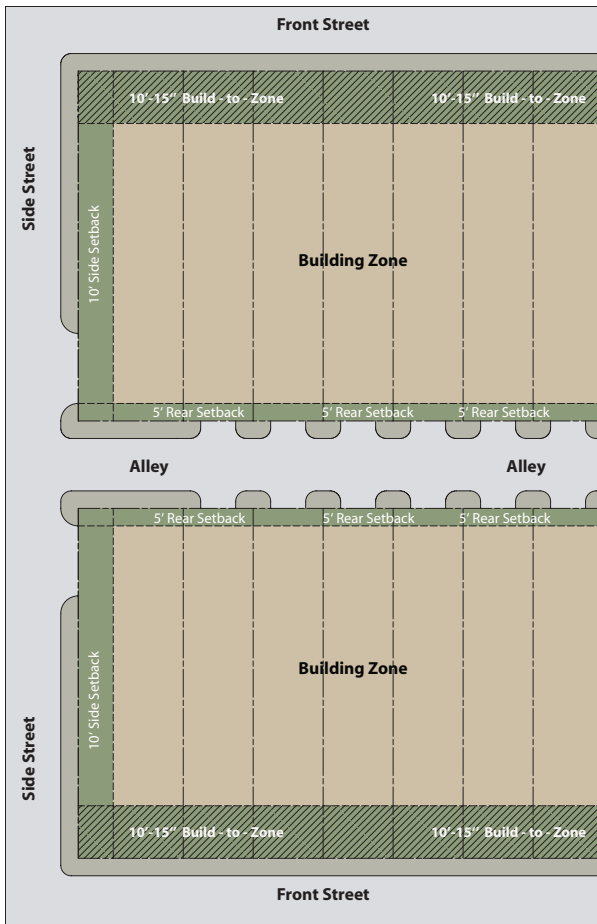


Figure 3.5. The building footprint may occupy any part of the building zone and build-to zone, subject to the maximum lot coverage limit.

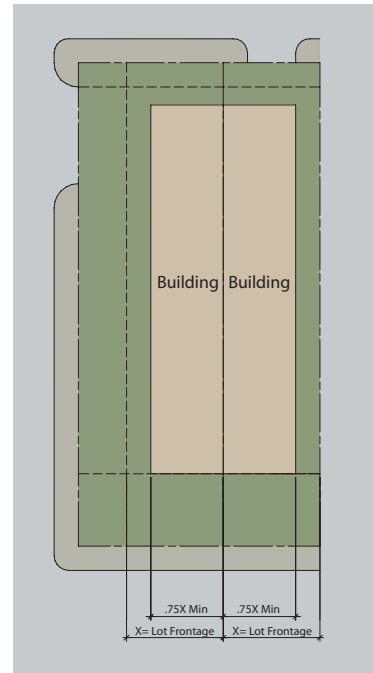
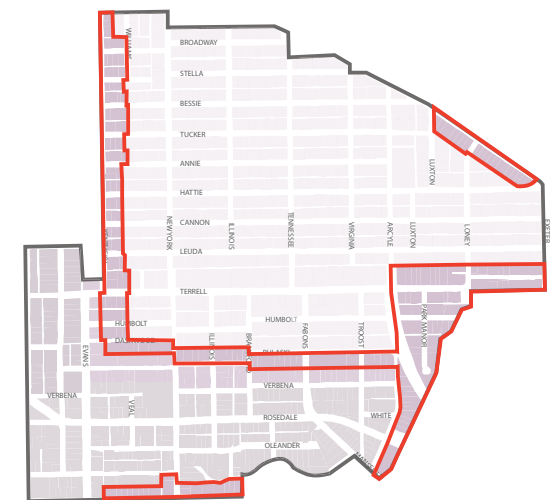


Figure 3.6. Minimum building frontage.

#### B. T3-T (Transition)

1. Minimum lot size: 20 feet wide by 100 feet deep.
2. SETBACKS, BUILD-TO ZONES, BUILD-TO LINES, and lot coverages, illustrated in figure 3.5.
  - a. Front: BUILD-TO ZONE of 10 to 15 feet
  - b. Side: SETBACK 0 foot minimum on interior; 10 feet minimum at side street
  - c. Rear: SETBACK 5 feet minimum
3. BUILDING FRONTAGE: Minimum 75% of lot width, as shown in figure 3.6.
4. Coverage: Maximum 75% of lot may be building footprint or impervious paving.



Evans & Rosedale T3-T zone



### III. Site Development Standards

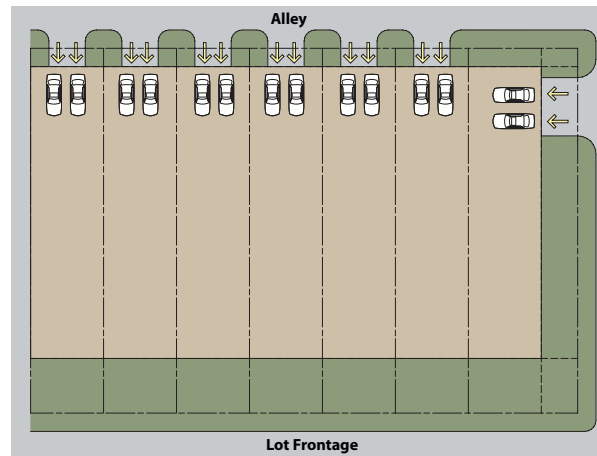


Figure 3.7. Vehicle access and drives are to be located behind the principal building, no front driveway access is permitted.



Total fenestration (ground floor)= A+B	Minimum required fenestration:
(ground floor)= A+B+C	$\frac{A+B}{W} \geq .4$ $\frac{A+B+C}{W} \geq .4$

Figure 3.8. Minimum residential ground floor fenestration requirements.

5. Vehicle access, drives, and parking: no driveway access from front. Driveways must access from side street or alley. Parking and/or garages shall be located behind principal building, as show in figure 3.7.
6. Parking shall be located behind or beside principal building facade.
  - a. 20' parking SETBACK from front property line or highest ranking street.
  - b. 5' parking SETBACK side and rear property line.
7. Accessory buildings: may be located behind principal building.
8. Fencing:
  - a. Front yard fencing shall permit visual access to front yard and front of building. Preferred fencing includes wood picket fencing of no more than 42 inches in height or steel rail-and-picket fencing of no more than 6 feet in height. Stone, brick, or stucco piers are permitted, spaced no closer than 8 feet on center.
  - b. Privacy fencing may enclose side or rear yard areas. Fencing shall be no more than 6 feet in height.
  - c. Prohibited materials include chain link, barbed or razor wire, hog wire, corrugated or formed metal panels, plain concrete masonry, and concrete or pre-cast concrete.
9. Minimum fenestration: Total width of openings on the ground level frontage shall be at least 60% of the building width for commercial uses, 40% of the building width for residential uses, as shown in figure 3.8.

### III. Site Development Standards

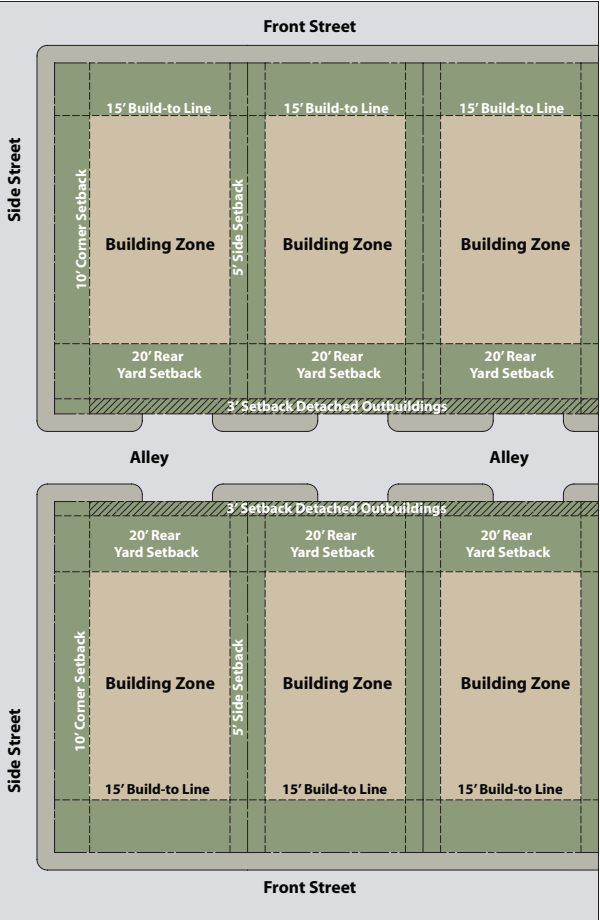


Figure 3.9. The building footprint may occupy any part of the building zone and build-to zone, subject to the maximum lot coverage limit.

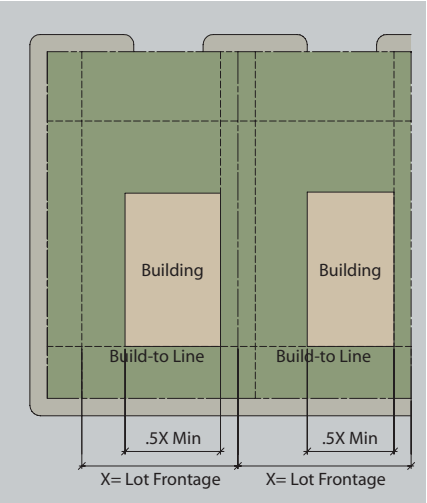
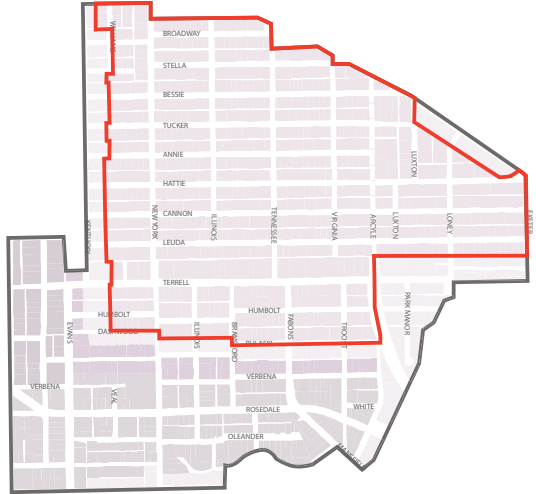


Figure 3.10. The building shall be placed at the front build-to line for a minimum of 50% of the lot frontage.

#### C. T3-H (Historic)

1. Minimum lot size: 50 feet wide by 100 feet deep.
2. SETBACKS, BUILD-TO ZONES, BUILD-TO LINES, and lot coverages, illustrated in figure 3.9.
  - a. Front: BUILD-TO LINE of 15 feet, or align with prevailing SETBACK.
  - b. Side: 5 feet interior; 10 feet at side street; 3 feet interior for detached outbuildings.
  - c. Rear: 20 feet for principal building; 3 feet for detached outbuildings; 5 feet for garages accessed from the side or rear of lot, for a maximum of 50% of the lot width.
3. BUILDING FRONTAGE: Minimum 50% of lot width, as shown in figure 3.10.
 

A front porch extending a minimum of 40% of the width of the building is required. Front porch shall be a minimum of 8' deep.
4. Coverage: Maximum 60% of lot may be building footprint or impervious paving.



Evans & Rosedale T3-H zone

### III. Site Development Standards

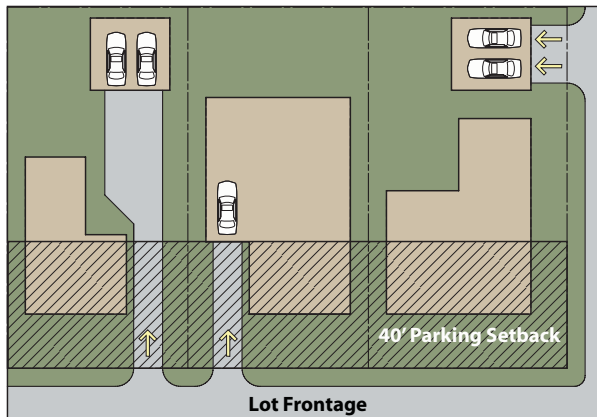
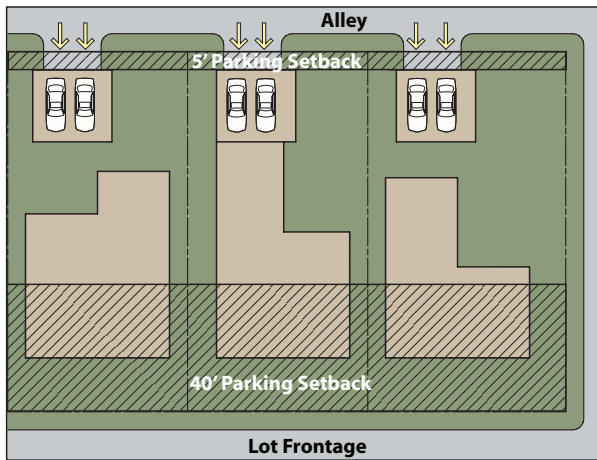
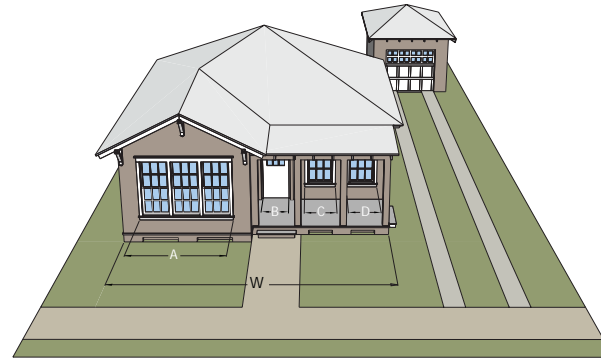


Figure 3.11. Parking shown at rear of lot on both rear and front loaded lots. Parking setback shown hatched.



Total fenestration  
(ground floor)= A+B+C+D

Minimum required fenestration:  
 $\frac{A+B+C+D}{W} \geq .3$

Figure 3.12. Minimum residential ground floor fenestration requirements.

5. Vehicle access and drives, as shown in figure 3.11.
  - a. No driveway access from front when there is a paved, usable rear alley, or for corner lots.
  - b. Front driveways shall be a maximum of 10 feet wide within 40 feet of the front lot line.
  - c. At least one space per lot shall be in an enclosed garage.
6. Parking:
  - a. Shall be de-emphasized.
  - b. One driveway cut per lot maximum.
  - c. Parking shall be set back a minimum of 40' from the front property line.
7. Accessory buildings: may be located behind principal building.
8. Fencing: Low fencing permitted between front of building and sidewalk. Privacy fencing may enclose side or rear yard areas.
  - a. Front yard fencing shall permit visual access to front yard and front of building. Preferred fencing includes wood picket fencing of no more than 42 inches in height.
  - b. Privacy fencing may enclose side or rear yard areas. Fencing shall be no more than 6 feet in height.
  - c. Prohibited materials include chain link, barbed or razor wire, hog wire, corrugated or formed metal panels, plain concrete masonry, and concrete or pre-cast concrete.
9. Minimum fenestration: Total width of openings at ground floor shall be a minimum of 30% of the width of building frontage, as shown in figure 3.12.

Table 3.1  
Required parking ratios.

Required Minimum Parking Ratios		
Use	Parking Ratio	Notes
	Mixed-use District	
Residential - Efficiency	1 per unit	Multifamily
Residential - 1 Bedroom	1.33 per unit	Multifamily
Residential - 2 Bedroom, or 1 Bedroom plus den	1.66 per unit	Multifamily
Residential - 2+ Bedroom	2 per unit	Multifamily
Residential - Single-family detached Single-family attached	2 per unit	1 minimum in garage
Live/work unit - Same as Residential		
Hotel	1 per room	
Office	1 per 350 SF	
Office - Medical	1 per 250 SF	
Retail	1 per 300 SF	
Restaurant, Bar	1 per 100 SF	
Historic-Non Residential	Exempt	

D. Parking Requirements

- 1. Required on-site parking.

All new development shall provide minimum on-site parking in accordance with the provisions of Table 3.1. When calculating the required parking, fractional spaces shall be rounded up or down to the nearest whole number.

- 2. Allowable reductions in required on-site parking.

The required amount of on-site parking, as calculated in Table 3.1, may be reduced in accordance with any of the following provisions. These provisions may be applied cumulatively.

- a. Curbside parking. The developer may provide dedicated curbside parking spaces for any A or B Street frontage abutting the site. This parking will count towards the required amount of on-site parking in a 1 to 1 ratio, e.g., 10 curbside parking spaces would reduce the on-site parking requirement by 10 spaces. A minimum of four curbside parking spaces must be provided to be eligible for this reduction.



Table 3.2  
Permissible shared parking divisors.

Shared Parking Divisors						
	Residential	Office	Retail	Lodging	Recreational	Institutional
Residential	1.0					
Office	1.4	1.0				
Retail	1.2	1.2	1.0			
Lodging	1.1	1.6	1.3	1.0		
Civic (recreational)	1.1	1.5	1.2	1.2	1.0	
Civic (institutional)	1.3	1.1	1.2	1.4	1.4	1.0

*Example: A mixed-use development combines residential and retail uses on one site. Calculated separately, the residential requires 120 spaces and the retail requires 40 spaces. The permissible minimum parking for both uses combined is 133 spaces  $((120+40)/1.2)$ .*

2. Shared parking. For mixed-uses on the same site, the parking may be shared among the uses in accordance with the following provisions:
  - a. Calculate parking required for each use separately.
  - b. Refer to Table 3.2 for the permissible shared parking divisor for any two uses. The minimum shared parking requirement is determined by dividing the sum of the parking required for each use independently by the divisor indicated for that particular combination of uses.
  - c. For developments that mix three or more uses on a site, a shared parking reduction shall only be permitted for one combination of uses. The developer may use whichever combination yields the largest reduction in required parking, and then add the parking required for the other uses.
  - d. The shared parking benefit is intended for uses that are well integrated and in close proximity. For larger sites with different uses physically and geographically separated, the Planning & Development Department may reduce or deny the allowable shared parking benefit.
  - e. Regardless of the result of the shared parking calculation, the total parking on a site shall not be reduced to an amount less than that required for any use by itself.

**E. Surface Parking Capacity**

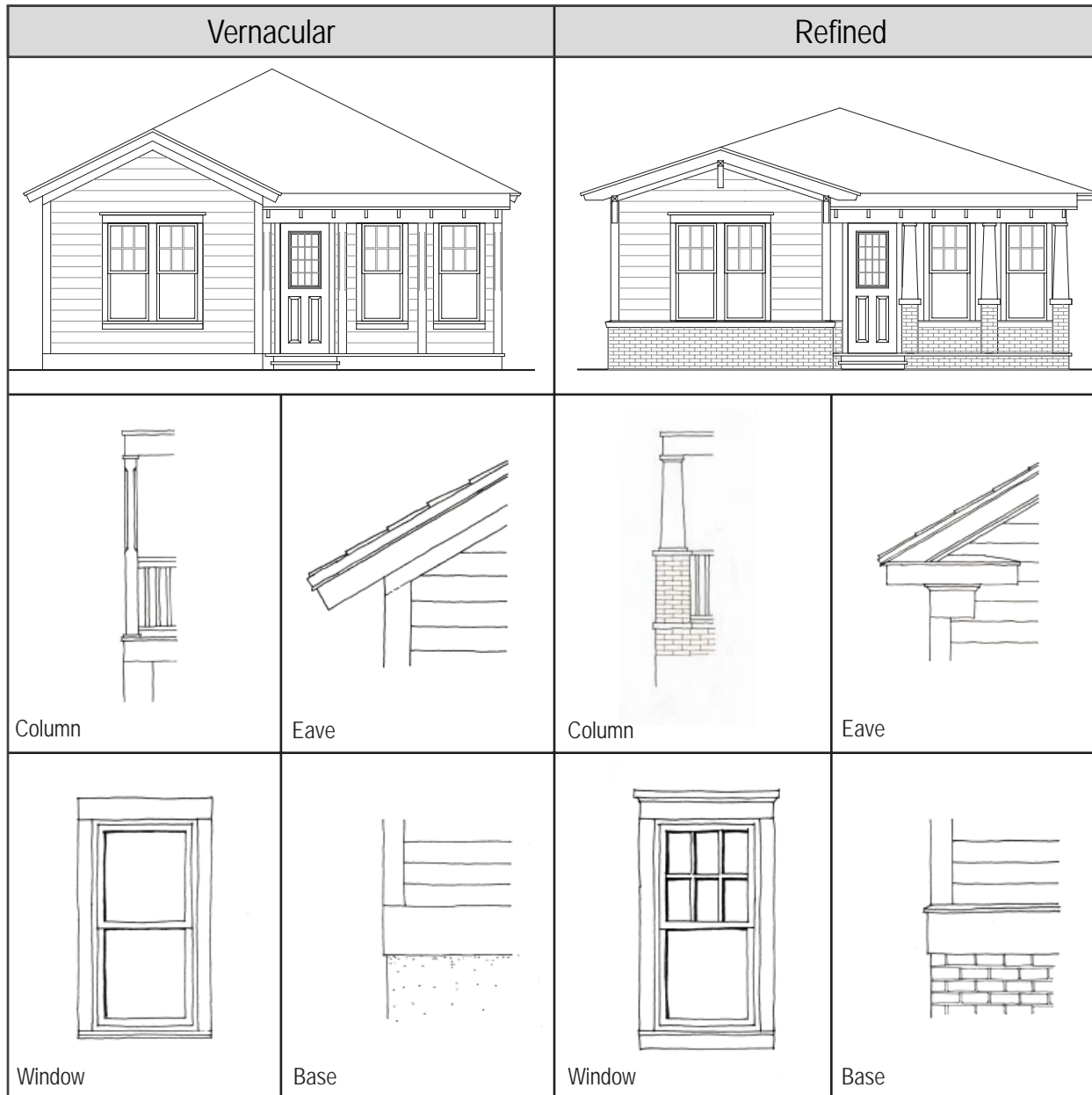
1. Off-street parking in surface parking lots shall not exceed 100% of the total required by Section 6.201 of the Fort Worth Code.
2. Single-family uses shall have a max of 3 spaces, at least 2 in the garage.



## IV. Building Development Standards

A. Stylistic Typologies	IV-1
B. Massing and Composition - All Development Zones	IV-2
C. Massing and Composition- T5-N and T4-N	IV-3
D. Massing and Composition- T3-T	IV-5
E. Massing and Composition- T3-H	IV-7
F. Renovation / Additions- T3-H	IV-9
G. Key Elements and Details	IV-10
H. Materials and Finishes	IV-13
I. Equipment and Service Elements	IV-13

Figure 4.1. Examples of stylistic variations in the Evans & Rosedale area.



A. Stylistic Typologies

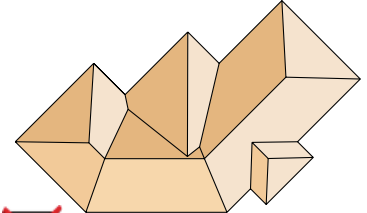
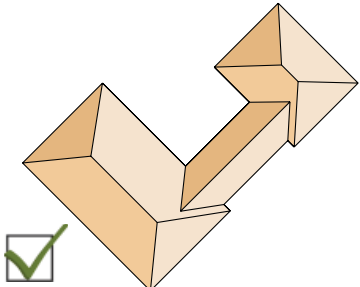
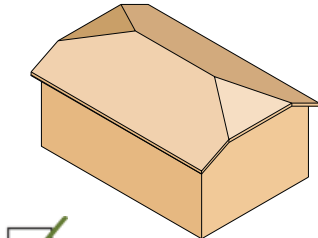
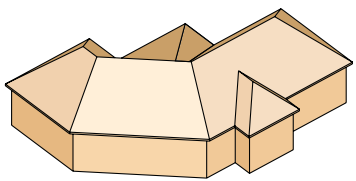
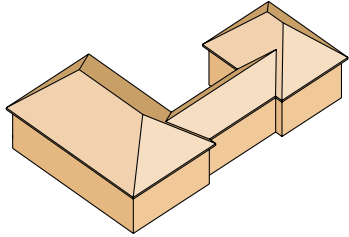
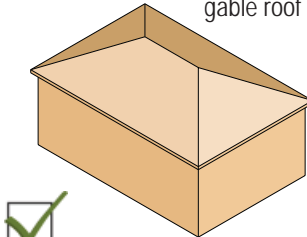
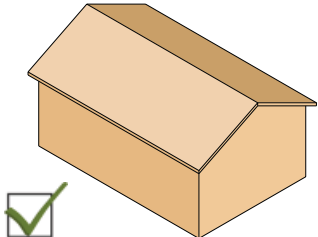
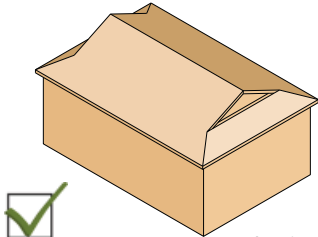
In general, this Code does not seek to establish a particular architectural style or selection of styles. However, since a large part of the Evans & Rosedale area is located within the Terrell Heights Historic District, it is important that any new development within the District (the T3-H DEVELOPMENT ZONE) be compatible with the existing buildings. Likewise, development within the adjacent DEVELOPMENT ZONES should bear some relationship to the architecture of the Historic District, even though they permit a wider range of building types, densities, and uses.

The existing buildings, with few exceptions, do not adhere strictly to specific architectural styles such as Craftsman, Victorian, or Classical. The residential structures in particular were not carefully designed by skilled architects, but were built by local craftsmen and carpenters working within a vernacular tradition. They may have drawn on characteristics they saw or knew about, but re-interpreted them to fit available materials and construction techniques.

The variation in stylistic expression seen among the existing architecture can be classified according to the means of the owner and the skill level of the builder. A modest structure is characterized by simple, straightforward detailing, while a more lavish one is characterized by better materials and greater attention to detail. Rather than prescribing a particular style, this Code will classify design according to a continuum between the vernacular and the refined. Simple, more modest structures may choose a more vernacular expression, while a larger, more luxurious structure would more appropriately affect a refined expression.

Some examples of what is meant by vernacular and refined are illustrated here. In general, this will be the stylistic guideline for evaluating design under this Code.

Figure 4.2. Massing and composition of building elements.

Illustrations depict massing inappropriate to T3-H development zone.	Illustrations depict simple massing appropriate to T3-H development zone.	Illustrations depict appropriate roof types.
		 <p>Hipped gable roof</p>
		 <p>Hip roof</p>
		 <p>Gable roof</p>  <p>Dutch-Hip roof</p>

**B. Massing and Composition – All Development Zones**

This section deals with general compositional and design considerations that apply to all DEVELOPMENT ZONES. Design considerations for the specific building typologies of each DEVELOPMENT ZONE are covered in the Sections immediately following.

Building design shall comply with the following standards and guidelines:

1. Structures should be composed of simple rectilinear forms. Overly complex or fragmented volumes should be avoided. Elements such as side wings, porticos, etc., should be clearly expressed as subordinate to the main building volume.
2. Although the bias is for relatively simple massing, larger buildings should take care to avoid overly repetitious or monotonous facades. Techniques such as façade modulation, recesses or projections in plane, expression lines, changes in material, and architectural features such as balconies, bay windows, awnings, etc., should be used with discretion to provide distinction and interest.
3. A minimum of fenestration is required for all primary street elevations. Refer to the DEVELOPMENT ZONE regulations for specific standards.
4. Building entrances should be architecturally emphasized. The primary entrance to the building shall face the fronting street.
5. Roofs may be composed of a variety of pitched roof designs, or may be flat. Flat roofs shall be screened by parapets at all street elevations. Parapets should be an extension of the primary wall plane; false mansards or pitched roof planes acting as a screen or parapet are highly discouraged. Variations in roof form and profile are encouraged for large roof areas.



### C. Massing and Composition

#### T5-N Urban Center - Neighborhood

#### T4-N General Urban - Neighborhood

The T5-N and T4-N DEVELOPMENT ZONES addresses buildings that front onto the primary corridors of the Evans & Rosedale area, namely East Rosedale Street, and Evans Avenue. Buildings in the T5-N and T4-N DEVELOPMENT ZONES are intended to accommodate a variety of commercial uses and neighborhood services. They should promote pedestrian access and a walkable, human scaled streetscape experience. In general, this means buildings characterized by:

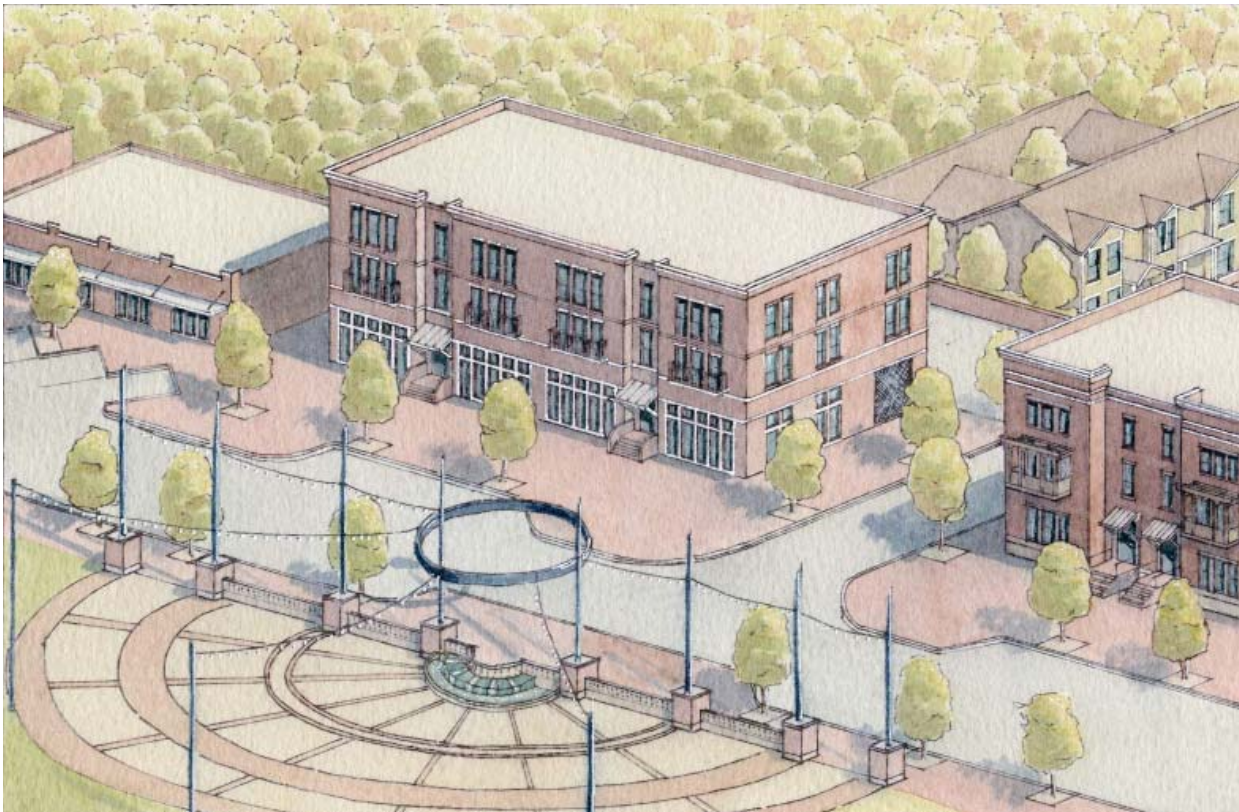


Figure 4.3. View of T4-N development zone at Evans Avenue and Pulaski.

## IV. Building Development Standards

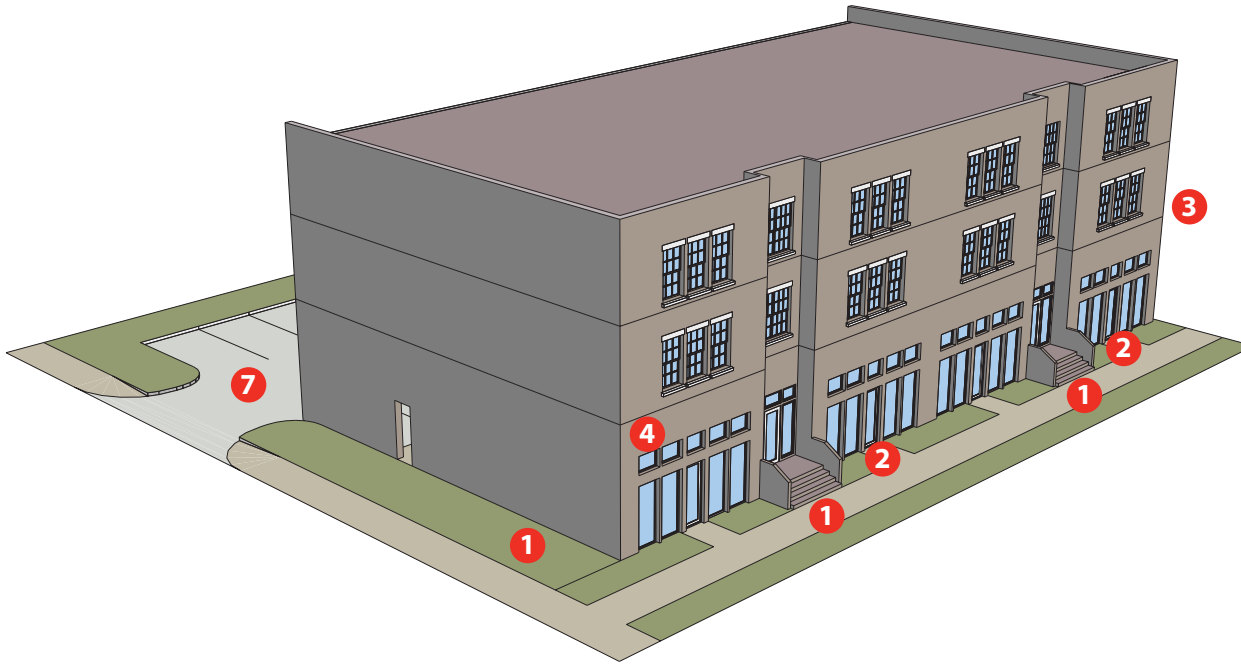


Figure 4.4. Typical building massing in T5-N and T4-N. The number references refer to the development standards listed at right.

1. Placement of the building face at the front property line, directly on the sidewalk. Side yard setbacks should also be minimal in order to encourage a continuous building face along the sidewalk.
2. A preference for commercial and publicly accessible uses at the ground level. Residential uses are also permitted at ground level, but are encouraged to make a welcoming gesture with elements such as front stoops.
3. A preference for multi-story buildings, where upper floors may be occupied by a wide range of commercial and residential uses.
4. An architectural distinction between the ground floor of the building and the upper floors. Generally, the ground level should have a higher percentage of glazing and appear more open and permeable.
5. Primary building entrance shall be at the front of the building.
6. While regularly spaced trees are an important component of the sidewalk zone, providing for shade and softening the overall effect, the role of landscaping is secondary to providing for a wide and active pedestrian realm that also allows for benches, café tables, and other related street furniture.
7. Parking is decidedly de-emphasized by placing it behind the principal building, and driveway access to the front street should be kept to an absolute minimum, if at all. On-street parking within the right-of-way, however, is encouraged for short-term convenience as well as for its role as a buffer between the pedestrian and moving traffic.

### D. Massing and Composition T3-T Transition

The T3-T DEVELOPMENT ZONE serves as a transition zone between the busy public streetscapes of the T4-N DEVELOPMENT ZONE and the quieter, more private, single-family neighborhoods that are typical of most of the Evans & Rosedale area. This DEVELOPMENT ZONE allows for denser residential typologies such as townhomes, patio homes, small scale multifamily buildings, as well as small scale commercial uses such as professional offices.



Figure 4.5. View of T3-T development zone down Pulaski.



## IV. Building Development Standards

The T3-T is characterized by:

1. A relatively shallow front yard space (between 10 and 15 feet) to create a buffer between the sidewalk and the predominantly residential uses.
2. Denser residential development of two to three stories in height, which may be attached or detached.
3. A welcoming front feature such as a porch or stoop to define the entrance to each unit or building.
4. The placement of parking and garages behind the principal building; driveway access from the front of the lot is highly discouraged.
5. Special characteristics:
  - a. Primary entrance shall be at front of building.
  - b. Townhome and patio home typologies are limited to no more than 6 attached units in any one structure.

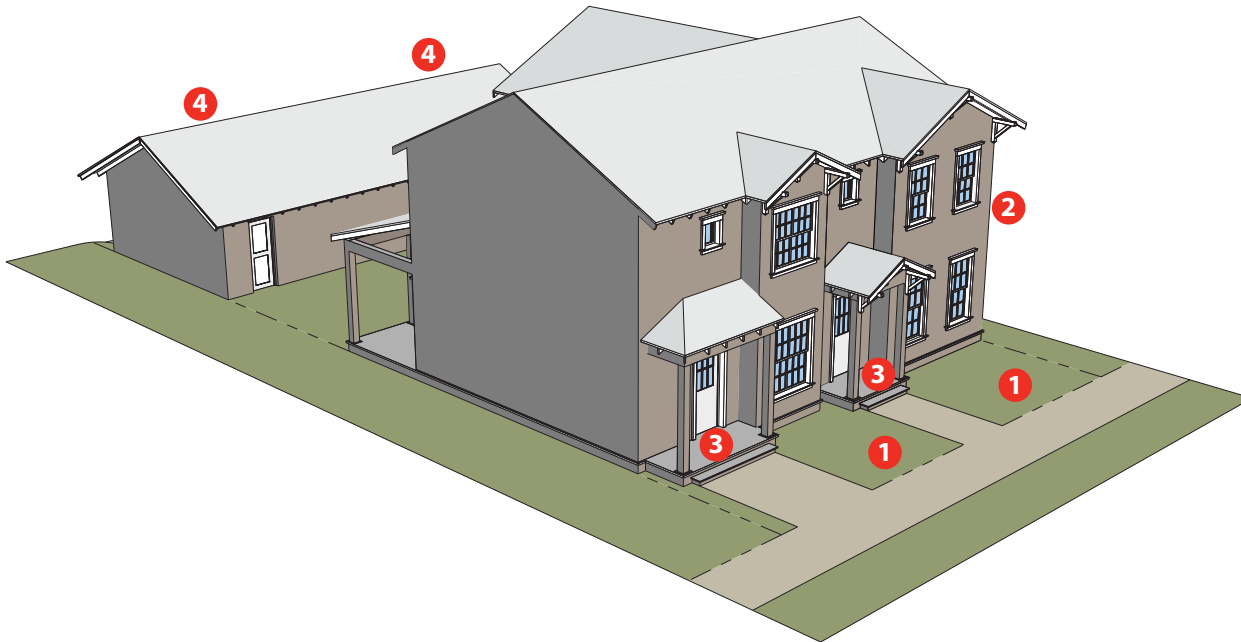


Figure 4.6. Typical building massing in T3-T. The number references refer to the development standards listed at right.



### E. Massing and Composition T3-H Historic

The T3-H Historic Neighborhood DEVELOPMENT ZONE is intended primarily for single-family detached homes. New construction in this DEVELOPMENT ZONE must also comply with the Terrell Heights Historic District Design Guidelines, which require development to be compatible in terms of overall form, scale, character, materials, etc. Note that any development in the Historic District that makes any visible alteration to the exterior of the structure or the lot, other than normal maintenance, requires review by the Historic and Cultural Landmarks Commission, and the issuance of a Certificate of Appropriateness prior to the issuance of any permits.



Figure 4.7. View of T3-H development zone down Pulaski.

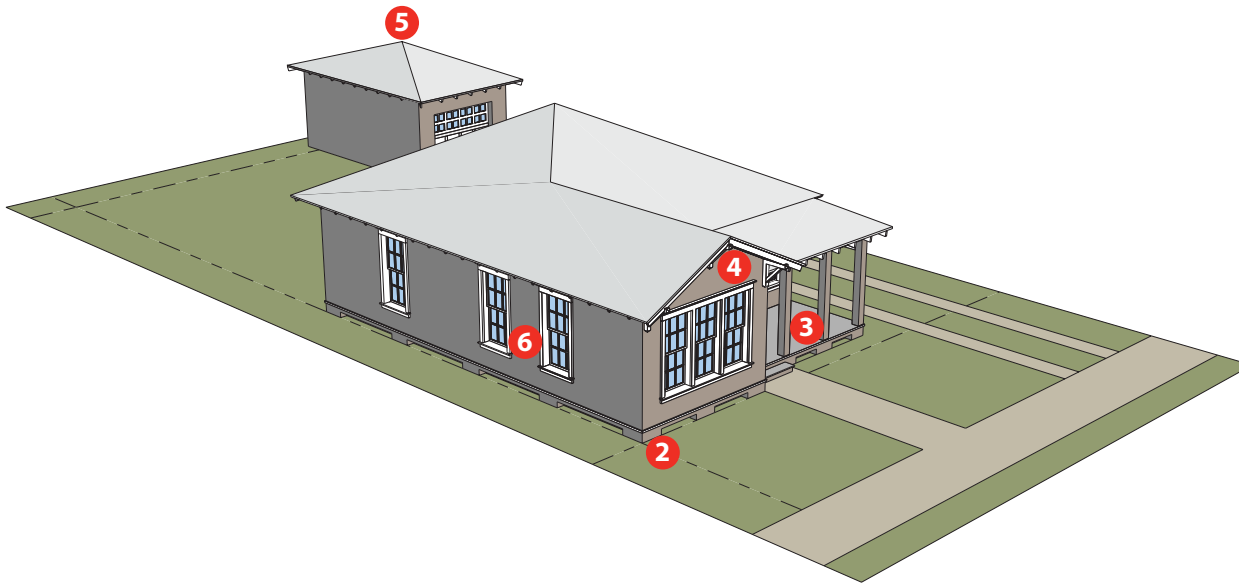


Figure 4.8. Typical building massing in T3-H. The number references refer to the development standards listed at right.

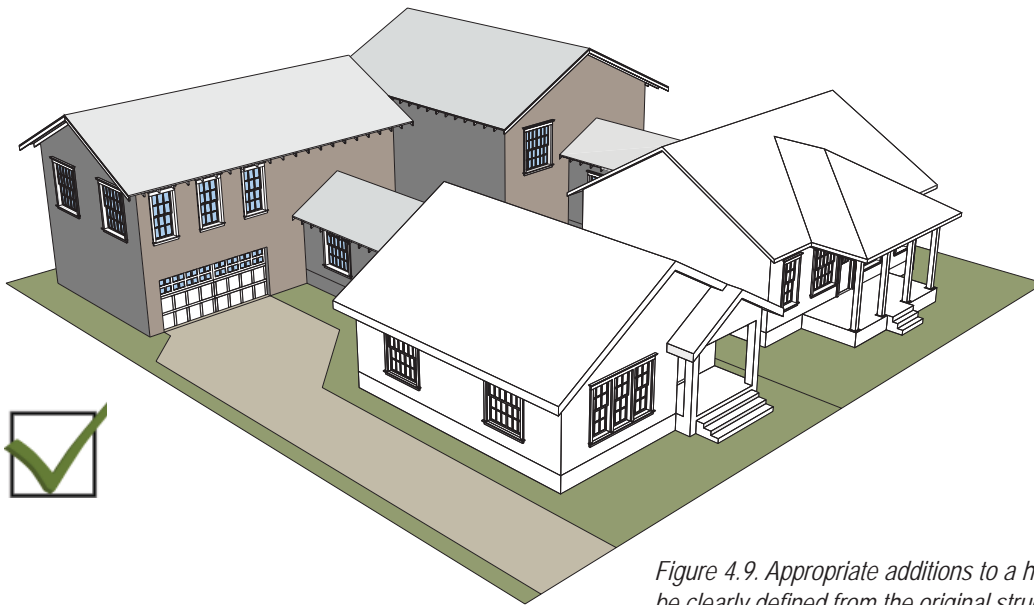
The prevailing character of the T3-H DEVELOPMENT ZONE derives from a building tradition that was based on wood framing and carpentry. Brick and stucco construction is relatively uncommon, though it does occur. When found, it is typically limited to commercial or civic buildings, or the larger, more elaborate houses. The typical wood framed examples are characterized by:

1. Simple rectilinear forms.
2. Raised pier and beam foundations, typically requiring several steps to reach floor level.
3. A prominent front porch, large enough to serve as a usable outdoor room.
4. Pitched roofs, usually with end gables. Exposed rafter tails are fairly common.
5. Garages are separate outbuildings located at the rear of the lot.
6. Narrow, vertically proportioned windows, with horizontal lintels. Arched openings are generally not used, unless constructed of brick or stone.
7. Exterior wall finish of horizontal lap siding in a variety of profiles.
8. Special characteristics:
  - a. A front porch of at least 8 feet in depth shall extend for at least 40% of the width of the house.
  - b. All buildings shall be compatible with the existing historic buildings in terms of scale, massing, materials, etc. Later sections of this Code will provide further guidance as to appropriate design characteristics.

### F. Renovations and Additions to Historic Structures

Intent. The integrity of the original structure, as viewed from the enfronting street, shall be maintained to the greatest practical extent. In general, the following principles should be observed:

1. Changes in the footprint of a structure should occur to the side or the rear of the original structure, leaving the historic frontage unchanged to the greatest possible extent. There should be a distinct differentiation of any new addition that, while visually compatible, identifies the addition as a later modification.
2. Vehicle parking areas and garages shall be located on the rear portion of the lot. Access shall be by a single width driveway having a maximum width of 8 feet when it comes off of the lot frontage.
3. Existing features, design elements and materials should be retained and repaired. Only those portions that are beyond repair should be replaced.



*Figure 4.9. Appropriate additions to a historic structure should be clearly defined from the original structures.*



*Figure 4.10. New additions to historic structures should take care to retain the integrity of the original structure, there should be a clear distinction between the addition and the original.*



G. Key Elements and Details



Figure 4.11. An appropriate porch adds a welcoming gesture.

1. Porches. Porches are required on the front of the house and may be used on other sides. Front porches shall be a minimum of 40% of the width of the house, and eight feet deep. On side or rear elevations, porches shall be a minimum of eight feet wide and six feet deep. Porches must be roofed in an architectural style consistent with the design of the house. Porch guardrails shall be composed of repetitive elements such as balusters that give an open, semi-transparent quality to the guardrail. Side and rear porches may be screened.



Figure 4.12. An appropriate application of vertically proportioned windows.

2. Windows and doors. Windows and doors shall be made of wood or vinyl-clad wood. Insulated glazing is encouraged, but not required. Divided lites, if used, should be true divided lites rather than snap-in muntins. Windows, doors, and trim should be compatible with the architectural style. Operable windows may be single hung, double hung, or hinged casement. Any single window should be square or vertically proportioned, i.e., taller than it is wide, although several windows may be grouped into a horizontal element. Horizontally proportioned windows, preferably of the operable awning type, may be used at clerestories. Approximately 80 percent of all windows should be operable.



Figure 4.13. Shutters, when used, shall be real and operable components of the window treatments.

3. Shutters. Shutters should be real, operable units, but, in any case, shall be correctly proportioned to the window opening, i.e., with a width equal to one-half of the window width. Shutters are not permitted on double or triple windows. Rolling shutters are not permitted.





Figure 4.14. Specialty windows shall be used sparingly as accent pieces, and only if compatible with building style.

4. Specialty windows. Specialty windows include such shapes as circles, ovals, and fans. They shall be used sparingly, generally only for accent purposes, and are not required to be operable. They shall be of similar materials and construction as the other windows in the house and compatible with the architectural style.



Figure 4.15. Exterior doors.

5. Exterior doors. Front doors shall be painted or stained wood. Wood paneled doors and doors containing glass lites are encouraged. The style of the door should be compatible with the architectural style of the house. Sliding doors are permitted on the rear side of the house only, and must be constructed of similar materials as other doors and windows. Sliding aluminum doors are not permitted.

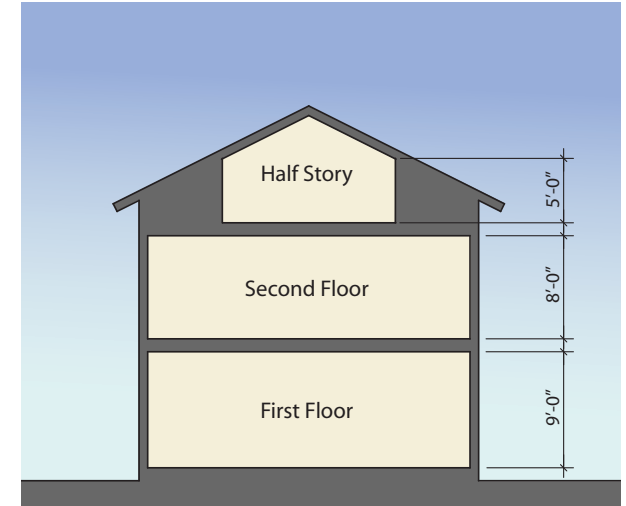


Figure 4.16. The first floor, main living area, should be emphasized by a larger floor to floor height.

6. Floor heights. Floor heights, as measured from the floor substrate to the top of the wall plate (conventional framing dimensions) shall be as follows:

- First Floor: 9'-0" minimum.
- Second Floor: 8'-0" minimum.
- Half stories: 5'-0" minimum at the knee wall.

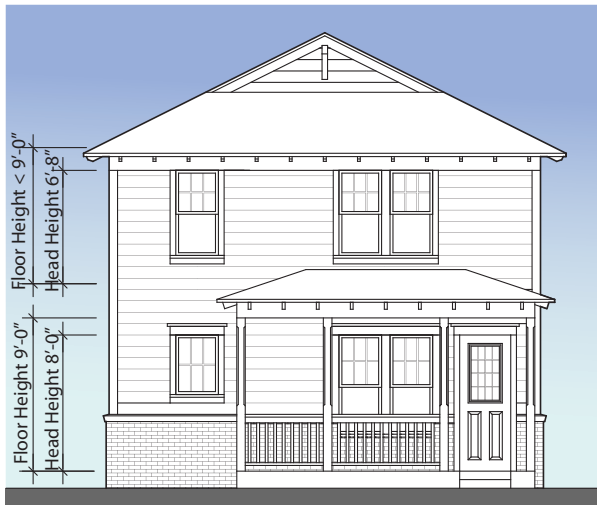


Figure 4.17. Head heights.

7. Head heights shall be as follows:
  - a. 8'-0" for floor heights of 9'-0" and greater.
  - b. 6'-8" for floor heights of less than 9'-0" and half stories.
  - c. Specialty windows and transoms may vary.



Figure 4.18. Exposed rafter tails and roof overhangs.

8. Roof overhangs. Overhangs are recommended for all pitched roofs. Eave overhangs shall be 12 inches, minimum, measured horizontally from exterior wall face to end of rafter. Gable rakes shall overhang a minimum of 8 inches. Exposed rafter tails are fairly common for residential buildings. Fascias, where provided, shall not completely cover exposed rafter tails.

### H. Materials and Finishes

1. Exterior walls may be finished in any of the following:
  - a. Wood or cement siding (e.g., Hardi-plank or equal.) This material is discouraged for commercial and mixed-use buildings, except as a secondary material at gables, dormers, and other subordinate elements.
  - b. Stucco and EIFS (Exterior Insulation and Finish System). EIFS shall be limited to a subordinate element for certain accent purposes and shall not be used at the ground floor of pedestrian frontages.
  - c. Modular brick. King size and other non-standard brick sizes are discouraged.
2. Roofs may be constructed of any of the following materials:
  - a. Dimensional composition shingles, rated for a 30-year life, minimum, which may feature a ridge vent for ventilation
  - b. Clay or cement barrel, S-shaped, or mission tiles.
  - c. Galvanized metal and pre-finished metal panels, in standing seam, batten seam, or Bermuda pattern. Colors should be muted neutral or gray tones.
  - d. Flat roofs may be of any built-up or membrane roofing system.

### I. Equipment and Service Elements

1. General. Service elements should be located at the rear of the building, preferably so that they are not visible from any public street. If they are located along the side of a building, the entire area shall be screened by an opaque wall or fence of sufficient height to completely obscure the equipment. A landscape screen, such as a hedge, may be used, provided it is opaque and maintained at the appropriate height.
2. Requirements for specific elements:
  - a. Mechanical Equipment. Certain mechanical equipment items may be located on the roof, provided that they are screened from view by an opaque screen compatible with the architecture of the building. The screen shall be of sufficient height to completely obscure the equipment when viewed from any point in a public right-of-way.
  - b. Plumbing vents and attic vents shall not be located on any roof plane facing the lot frontage.



**V. Site Elements**

- A. Walks and Drives V-1
- B. Lighting V-2
- C. Fencing V-3





Figure 5.1. Concrete with integral color tone and stamped patterned concrete.



Figure 5.2. Brick, concrete, or clay pavers.



Figure 5.3. Plain concrete arranged in panels framed by brick.



Figure 5.4. Cut stone with an appropriately abrasive finish.

### A. Walks and Drives

1. Paving and Sidewalks. Sidewalks shall consist of enhanced paving materials to be selected from the following list:
  - a. Concrete with integral color tone.
  - b. Stamped patterned concrete.
  - c. Brick, concrete, or clay pavers.
  - d. Cut stone with an appropriately abrasive finish.
  - e. Washed terrazzo.
  - f. Plain concrete is acceptable when arranged in panels framed by other materials such as brick.



Figure 5.5. Historically appropriate lighting fixture along Evans Avenue.



Figure 5.6. Appropriate front porch lighting in T3-T, T3-N neighborhood zones.

### B. Lighting

Exterior lighting is important in lending a feeling of safety in the community. Most of the lighting in the public right-of-way will be accomplished as part of the streetscaping, which may be supplied by the developer of a larger project in the T4-N DEVELOPMENT ZONE. Street and pedestrian lighting in the neighborhood areas will be completed as part of various public improvement projects and will include enhancement to pedestrian scale street lighting. Street lighting should be augmented by building and site lighting according to the following guidelines.

1. Where buildings are close to the sidewalk, as in the T4-N and T3-T zones, the street and sidewalk lighting may be sufficient to light the building face. Nevertheless, some additional lighting of building entrances is recommended. Likewise, porches, stoops, or arcades should be illuminated as well.
2. The placement and aiming of the lights should take care to minimize direct glare into neighboring properties.
3. Light fixtures should be compatible with the building's style.
4. Where buildings are set back from the street as in the neighborhood areas, there should be sufficient light at the porch or building entrance to light the walkway in the front yard. Separate front yard fixtures of a low or mushroom type should be avoided.
5. Do not overlight in neighborhood areas. Lighting should be sufficient to allow for safe movement, but not so bright as to create a nuisance for neighbors. A general lighting level of 1 foot-candle should not be exceeded.
6. There should be a light near the garage door and any rear door. Lighting along side yards should be avoided, as this is more likely to disturb the neighboring properties.
7. Incandescent lamps should be avoided. Compact fluorescent, halogen, or low wattage HID lamps are preferable.





Figure 5.7. Appropriate fencing materials.



Figure 5.8. Inappropriate fencing materials.

### C. Fencing

Two types of fencing conditions are permitted by this Code:

1. Front yard fencing (applies also to the side street on corner lots.) Note that front yard fencing is not permitted in certain conditions such as the primary street frontage in an Urban Corridor.
  - a. Type: low, mostly open fencing intended primarily to define the front yard area rather than to provide any visual screen or security. Wood picket fencing and ornamental steel rail and picket fencing are permissible fence types.
  - b. Height: maximum of 36 inches. Posts may be as high as 42 inches, and may include decorative finials.
  - c. Placement: Along any street frontage and returning to the building face or to intersect with privacy fencing at appropriate locations.
  
2. Rear yard and privacy fencing. This type of fencing may also be used to screen certain unsightly equipment and service elements.
  - a. Type: mostly opaque fencing intended to provide a visual screen or barrier.
  - b. Height: maximum of 6 feet.
  - c. Placement: to enclose rear yards and to screen unsightly elements such as mechanical equipment, dumpsters, etc. Privacy fences may enclose side yards, provided they come no closer than 10 feet to the front building line.



## VI. Landscaping

- A. Landscape Principles
- B. Minimum Requirements
- C. Recommended Plant List

VI-1  
VI-1  
VI-2





Figure 6.1. Landscaping within the street right of way.



Figure 6.2. Landscaping in private yards.



Figure 6.3. Landscaping in and around parking areas.

### A. Landscape Principles

Intent. Landscaping should be appropriate for an urban context, emphasizing the built environment rather than camouflaging it. Landscaping does play an important supporting role, however, in providing shade, visual and textural relief, and recreational opportunities. Landscape design should adhere to the following principles:

1. Landscaping within the front yard and the street right-of-way is intended primarily to enhance the visual experience for the pedestrian, and to provide a sense of continuity of design. In general, the intent is not to screen the buildings from view, but to provide a complementary contrast in texture and color.
2. Front yard landscaping should play a supporting role, and help to accent and enhance the architecture. The screening of the building face with planting is neither appropriate nor desirable.
3. Pedestrian walkways should be integrated into landscaped areas, so that pedestrians are protected from moving vehicles, and are shaded by a tree canopy.
4. Open space should be consolidated into usable park and green spaces.
5. Landscaping within private areas of the lot, generally in side and rear yards, is afforded a much greater freedom, provided that the overall landscape provisions meet the minimum requirements of Chapter 6, Article 3 of the Fort Worth Code.
6. For unsightly service and support functions, landscaping may be used as buffer and screen elements.

### B. Design Standards

Design Standards. These landscaping standards distinguish between five basic conditions:

1. Landscaping within the street right of way, generally occurring between the sidewalk and the curb. This situation varies from a continuous and fairly wide landscaped strip in neighborhood areas to a more hardscaped condition along mixed-use pedestrian streets, where evenly spaced planters are more appropriate.
2. Landscaping between the sidewalk and the building face, generally occurring on private property, but open and visually connected to the public realm. Along mixed-use streets, this condition may be relatively shallow or non-existent.
3. Landscaping in public open spaces such as plazas, squares, and parks. Plazas may be predominantly hardscape, while squares and parks are predominantly planting areas.
4. Landscaping in private yards, generally located behind the principal building face and in side and rear yard areas.
5. Landscaping in and surrounding parking areas.

C. Recommended Plant Materials

Plant materials shall be selected from the list of recommended trees, shrubs, and ground covers found in the landscaping regulations, Chapter 6, Article 3, of the Fort Worth Code. Particular attention should be paid, however, to appropriate selections for street trees, which should be limited to the following species:

1. Street Trees

**Common Name                      Genus and Species**

**Large Trees (min. 35' spacing)**

Live Oak	<i>Quercus virginiana</i>
Shumard Oak	<i>Quercus shumardii</i>
Southern Red Oak	<i>Quercus falcata</i>
Durand Oak	<i>Quercus breviloba</i>
Lacebark Elm	<i>Ulmus parvifolia</i>
Cedar Elm	<i>Ulmus crassifolia</i>
Pecan	<i>Carya illinoensis</i>

**Medium Trees (min. 25' spacing)**

Bald Cypress	<i>Taxodium distichum</i>
Caddo Maple	<i>Acer saccharum 'Caddo'</i>
Ginkgo	<i>Ginkgo biloba</i>

**Small Trees (min. 15' spacing)**

Redbud	<i>Cercis canadensis</i>
Mexican Plum	<i>Prunus mexicana</i>

**Not Recommended**

Chinese Pistache	<i>Pistacia chinensis</i>
American Sycamore	<i>Plantanus occidentalis</i>
Silver Maple	<i>Acer saccharum</i>
Mulberry	<i>Morus (all species)</i>
Siberian Elm	<i>Ulmus pumila</i>
Mimosa	<i>Albizia julibrissin</i>
Arizona Ash	<i>Fraxinus velutina</i>
Cottonwood	<i>Populus deltoides</i>
Willow	<i>Salix babylonica</i>
Bradford Pear	<i>Pyrus calleryana</i>
Hackberry	<i>Celtis occidentalis</i>

2. Buffers. Landscape buffers are not required between adjacent DEVELOPMENT ZONES:
3. Landscaping of Parking Lots.
  - a. For parking areas located behind or to the side of the principal building façade (projecting no further than the front façade,) the amount of required tree canopy coverage may be reduced to one-half of the coverage required by Section 6.301 of the Fort Worth Code, or 20% of the area of parking and drives.
4. Irrigation. All landscape areas within the public right of way in the T4-N and T3-T DEVELOPMENT ZONES should be provided with irrigation. Right-of-way landscaping in the T3-H DEVELOPMENT ZONE is typically adjacent to a single-family home and the maintenance of the right-of-way occurs as part of the homeowner's yard maintenance. This may be irrigated as well, at the homeowner's discretion.

## VI. Landscaping

### Large Trees (min. 35' spacing)



Live Oak -  
(*Quercus virginiana*)



Shumard Oak -  
(*Quercus shumardii*)



Southern Red Oak -  
(*Quercus falcata*)



Durand Oak -  
(*Quercus durandii*)



Cedar Elm -  
(*Ulmus crassifolia*)

### Large Trees (min. 35' spacing)



Lacebark Elm  
(*Ulmus parvifolia*)



Pecan  
(*Carya illinoensis*)

### Medium Trees (min. 25' spacing)



Bald Cypress  
(*Taxodium distichum*)



Caddo Maple  
(*Acer saccharum 'Caddo'*)



Ginkgo  
(*Ginkgo biloba*)

### Small Trees (min. 15' spacing)



Redbud  
(*Cercis canadensis*)



Mexican Plum  
(*Prunus mexicana*)

Figure 6.4. Recommended street trees.



## VII. Signage and Graphics

- |  |       |
|--|-------|
| A. Allowable Signs by Development Zone | VII-1 |
| B. Sign Types                          | VII-1 |
| C. Temporary Signage                   | VII-3 |



A. Allowable Signs by Development Zone

Table 7.1. Allowable sign types by development zone.

Sign Type	DEVELOPMENT ZONE			
	T5-N	T4-N	T3-T	T3-H
Building Sign	P	P	--	--
Sign Band	P	P	--	--
Bracket or Blade Sign	P	P	P	L*
Post Sign	--	--	P	--
Window Sign	P	P	P	--
Sidewalk Sign	P	P	--	--
Temporary Sign	--	--	P	P
Name Plate Sign	--	--	P	P

P = Permitted

L = Limited

-- = Not permitted

\* for businesses located in the house.

B. Sign Types



Figure 7.1. Building sign



Figure 7.2. Sign band

1. Building Sign. The developer of a building may give the building a name, or the major tenant of a building may place their name on the building, according to the following specifications
  - a. Placement: near the top of building, above the top floor windows, but below the eaves, if any. Sign shall be directly on the wall surface, and the background shall be the building wall. Signs may be placed on a maximum of two building sides, and shall face a public street.
  - b. Dimensions: a maximum of 50 square feet for each sign permitted, and lettering shall be a maximum of 30 inches in height. The sign may include a logo, which will be counted toward the allowable area.
  - c. Materials: metal, stone, plaster, or durable synthetic materials.
  - d. Lighting: Signs may be front lit, back lit, or internally lit. No neon lighting is permitted.
  - e. Design: sign should be consistent with the building architecture. No moving message signs are permitted.
  
2. Sign Band. This type of sign is intended primarily for retail uses at street level to draw the attention of pedestrians and drivers.
  - a. Placement: on the primary building face between first and second floor window openings. The sign band shall be an integral part of the façade composition; the building wall may serve as the sign background. The bottom of the sign band shall be a minimum of 10 feet above grade.
  - b. Dimensions: limited to 2 square feet per linear foot of street façade. Individual elements or letters are limited to 18 inches in height.
  - c. Materials: metal, stone, wood, paint, carved, plaster, or durable synthetic materials.
  - d. Lighting: front lit, back lit, or internally lit. Neon is not permissible.
  - e. Design: Sign band shall be considered as an integral element of the building façade and be consistent with the building's architecture. Consistency of the sign band in a single building is required.



Figure 7.3. Bracket or blade sign



Figure 7.4. Post sign



Figure 7.5. Window sign

3. Bracket or Blade Sign. These may be used in place of a sign band or in addition, if located in an arcade or if not in conflict with the sign band.
  - a. Placement: perpendicular to the primary building façade, may be held by brackets, cantilevered, or suspended under a soffit, must allow a minimum clearance above the sidewalk of 10 feet.
  - b. Dimensions: maximum of 6 square feet, may project a maximum of 4 feet from the building face, letters may have a maximum height of 12 inches, logos or artwork may be a maximum of 18 inches in any dimension.
  - c. Materials: metal, wood, or durable synthetic materials.
  - d. Lighting: externally or internally lit.
  - e. Design: may be double faced, may include symbols such as barber poles, but shall otherwise be essentially two-dimensional.
4. Post Sign. These are generally used in more residential areas for small scale retail or office uses.
  - a. Placement: within front yard areas, close to the property line and the main building approach. Perpendicular to the ground, may be parallel or perpendicular to the primary building façade.
  - b. Dimensions: sign panel is limited to a maximum of 6 square feet; overall height is limited to 4 feet above grade.
  - c. Materials: metal, wood.
  - d. Lighting: externally lit, on ground or projecting from top of sign. Internal lighting is not permitted.
  - e. Design: sign shall be essentially two dimensional, and may be double faced. Sign panel may feature artwork or logos in a two dimensional graphic layout.
  - f. Configuration: double post with framed panel or offset single post with bracketed or suspended panel. Single post with centered panel is not permitted.
5. Window Sign. These signs are intended for the pedestrian. They include applied graphics such as name, hours of operation, telephone numbers, and street numbers.
  - a. Placement: on storefront windows and doors, may be applied to interior surface of glass only. Shall not substantially obscure visibility through the window.
  - b. Dimensions: graphics are limited to a maximum of 15% of the total glass area, letters may have a maximum height of 6 inches.
  - c. Materials: stick on vinyl or plastic.
  - d. Lighting: illuminated signs are not permitted, although the entire storefront may be externally lit.
  - e. Design: simple and understated, limited to conveying the necessary information.



Figure 7.6. Sidewalk sign.

6. Sidewalk Sign. This type of sign includes movable sandwich boards and menu cases, and is intended to accent a lively, pedestrian streetscape.
  - a. Placement: on the sidewalk, provided it does not interfere with pedestrian movement. Must be removed when business is not open.
  - b. Dimensions: sandwich boards shall not exceed 8 square feet per face, be no taller than 4 feet and no wider than 2 ½ feet. Menu cases shall not exceed 2 square feet in area.
  - c. Materials: sandwich boards may be made of wood, chalkboard, or finished metal. Menu cases must be shallow glass fronted cases.
  - d. Lighting: menu cases may be externally lit.

### 7. Signs Not Permitted.

- a. Large or illuminated signs behind the glass storefront that advertise on a permanent basis.
- b. Applied window signs, such as cardboard panels.
- c. Trailer signs.
- d. Animated, moving, or flashing signs.
- e. Inflatable figures.
- f. Signs with iridescent or day-glo colors.
- g. Banners, pennants, or flag streamers.

### C. Temporary Signage

Permitted temporary signage types include:

1. Seasonal, Promotional, Sale, Announcement, and Event signs.
  - a. Retail tenants may advertise special promotions and sales;
  - b. Signage is limited to the display windows and must be located inside the glass;
  - c. Temporary sandwich boards are permitted according to the regulations for sandwich board signs.
  - d. Balloons and banners may be used to advertise on a temporary basis.
2. Real Estate Signs.
  - a. On residential properties, real estate signs are limited to the standard two-faced ground signs of no more than 3 square feet in area;
  - b. No more than one rider, i.e., "Sale Pending" or similar message, may be added;
  - c. Real estate signs must be promptly removed once the sale is closed.

### 3. Political Signs.

- a. Political signs must be located on private property;
- b. Yard signs and window signs may be no larger than 2 ½ square feet in area;
- c. Large banners and billboards are not permitted;
- d. Political signs must be removed within seven (7) days after the election.

### 4. Construction Signs.

- a. Construction signs that primarily advertise the builder must be no larger than six square feet in area;
- b. Larger commercial or civic projects that include a professional rendering of the project may use signs as large as four feet by eight feet. The illustration must occupy at least 40% of the total area, with the balance reserved for information about the developer, architect, contractor, etc.
- c. Construction signs must be promptly removed at the end of construction.



## VIII. Appendix A - Prototype House Plans

A. Lot Pattern	VIII-1
B. Alleys - Advantages and Disadvantages	VIII-2
C. Housing Prototypes	VIII-4





Figure 1. Typical lot condition.



Figure 2. Example of a refined house.



Figure 3. Corner lot condition.



Figure 4. Vernacular style house.



Figure 5. Interior lot condition.



Figure 6. Interior lot condition.

Figure 1-6. Examples of existing neighborhood housing stock.

## A. Lot Patterns

The Evans & Rosedale area contains several development conditions, but the predominant pattern at the interior of the neighborhood is single-family detached development. The homes are placed on regular rectangular blocks subdivided into fairly consistent lots. The typical lot measures 50 feet wide by 100 feet deep, although there are a few blocks, between Terrell and Leuda, for instance, where the lots are deeper.

Most of the existing homes in the area were built in the 1930's and 1940's, with the oldest dating to around 1910. This indicates that the area was platted before Fort Worth had adopted zoning, and the rules followed at the time were largely a matter of convention. Most of the area is now zoned A-5; this was likely the closest fit for a zoning ordinance designed for the entire city. Consequently, there are some non-conforming conditions which should be maintained as part of the character-defining aspects of the neighborhood. It appears that most existing homes encroach on the required 20 foot front yard by between 5 to 10 feet. The encroachment is fairly consistent, meaning that the homes on any given block face are approximately in alignment. For the guidelines, it is more important that the established precedent is followed, so that the front yard should be the prevailing condition.

The prevailing solution for garage placement is in a separate outbuilding located at the rear of the lot. Since access is from the front, this requires a driveway extending for most of the depth of the lot. Most of the existing homes have at most a one-car garage, so that the outbuilding is not a significant intrusion into the rear yard space.

Corner lots are typically the same width as a typical interior lot, even though they require a larger setback along the side street than the 5 foot required on side yards. Thus, a corner lot actually has a smaller buildable footprint than a typical interior lot. This is compensated for somewhat by the fact that the corner lot can take garage access from the side street, thus having to dedicate less of the lot to garage and driveway.

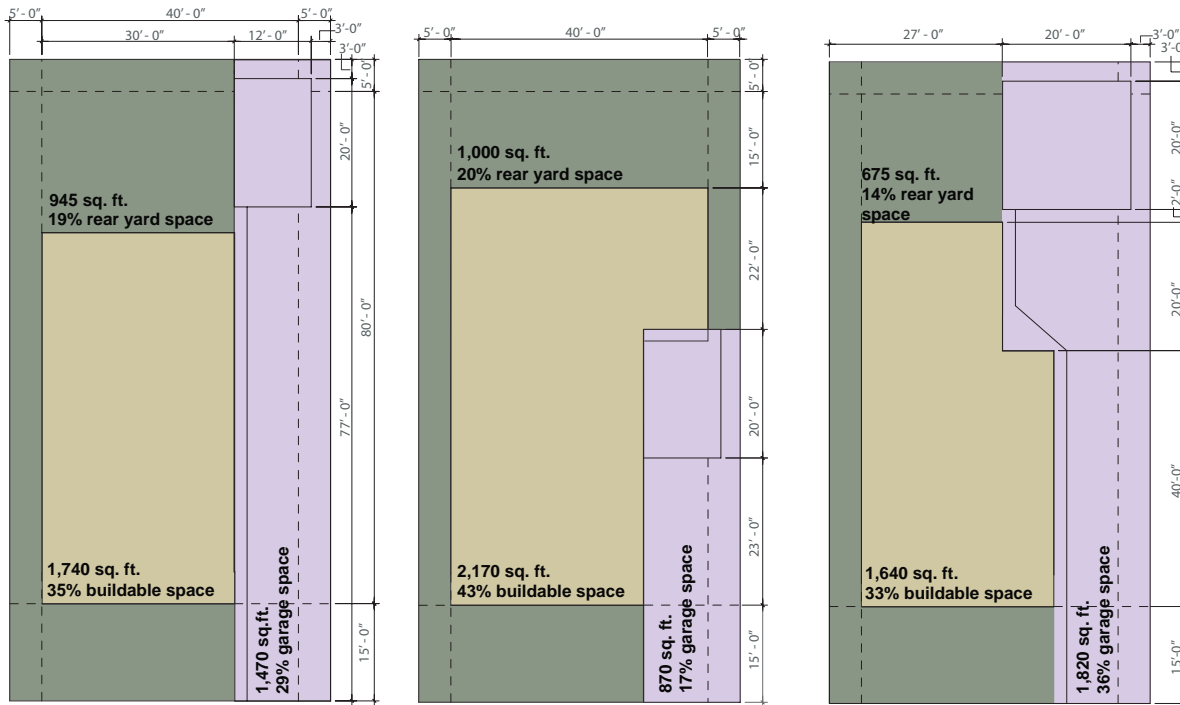


Figure 7. Front loaded lot layouts.

## B. Alleys Advantages and Disadvantages

The original platting pattern in Terrell Heights included an alley behind the typical lots. The width varies, with 15 feet and 20 feet being the most common. These were never paved, however, and do not serve as vehicle access. They remain City rights-of-way, although the City does not mow or otherwise maintain them. They do contain utilities, however. The existing condition is that the alleys have become a no-mans land. They are overgrown with weeds and are not used. The result is an attractive nuisance, which invites illegal dumping, is difficult to patrol, and may promote the spread of vermin.

As mentioned before, the prevailing solution for car parking is to place the garage at the rear of the lot, although the driveway access is still from the front. This requires a significant strip along the entire width of the lot to be dedicated to driveway/garage. For the modest houses that were originally built here, this was a satisfactory solution, since most houses only had a one car garage, and the house footprint still left a reasonable rear yard space.

Although most new construction in Terrell Heights is fairly small homes targeted at entry level affordability, it should be anticipated that the market will eventually want larger homes in the area, though they should be compatible in scale with the historic housing stock. One car garages may be acceptable for the smallest units, but are probably not practical for most contemporary expectations.

As illustrated in figure 7, the front access/rear garage model begins to impose significant limitations once a two-car garage is introduced. The larger garage footprint, along with the required driveway maneuvering space, consumes a large amount of the available area. The house footprint, as well as the rear yard, is compromised.

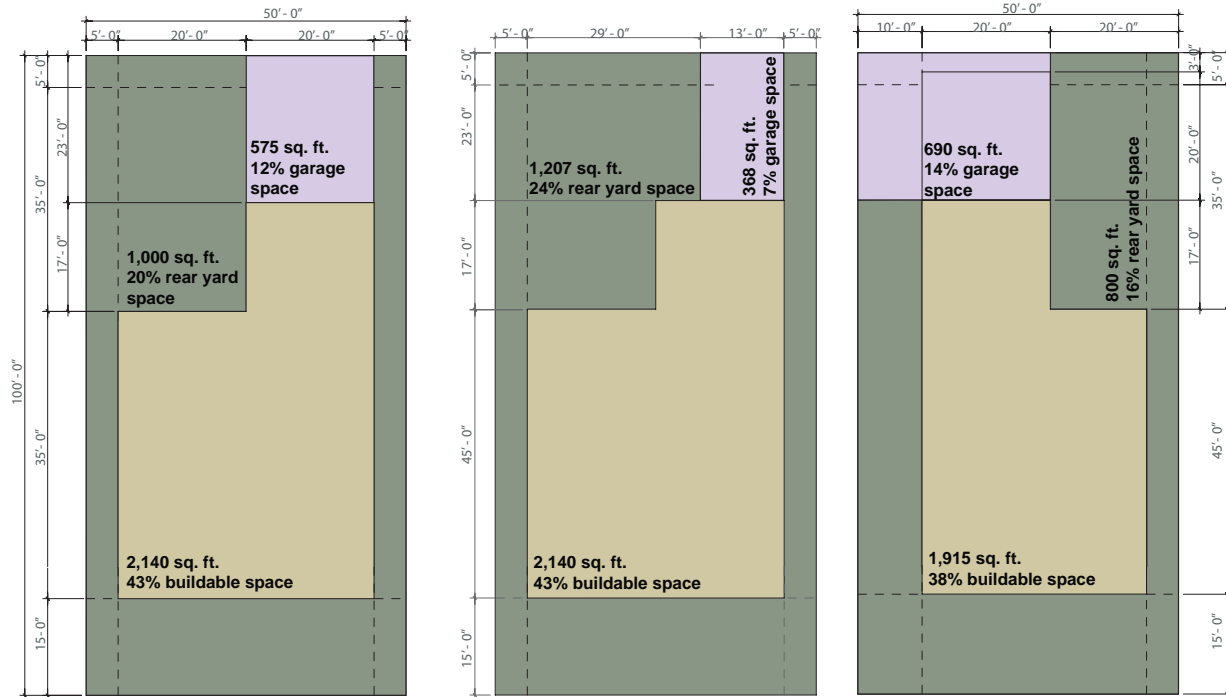


Figure 8. Rear loaded lot layouts.

If, on the other hand, the garage access could be from a rear alley, several benefits would be gained, as illustrated in figure 8.

- Much less area would be required for a driveway, allowing for a larger house footprint.
- The house footprint could be wider, leaving additional usable rear yard space.

Overall, the availability of alleys for single-family detached lots is generally beneficial. It allows for the possibility of larger homes and de-emphasizes the car and garage. The front yard area is more consistent and not interrupted by driveway cuts. It does, however, require that they be paved and maintained.

Alleys are much more important as the density of the housing increases. This generally means that lots and units are narrower, as in the case of townhomes and patio homes, and that more cars must be accommodated along any given width of block. If accessed from the front, the driveways and garages dominate the streetscape. It becomes more difficult, if not impossible to locate the garage at the rear, since the available width becomes that much more limited.

## **C. Housing Prototypes**

The housing prototypes proposed here are intended to accomplish the following:

- Provide for a range of unit sizes, from a compact two-bedroom plan to more generous four bedroom plans.
- To allow for flexibility with garage access. Although the garage is typically placed on the rear, access may be from the front or rear.
- To provide designs compatible with the existing neighborhood fabric in terms of scale as well as with key design features such as porches, massing, etc.
- The plans maintain a relationship to the rear yard by placing some of the public areas of the home overlooking, or with access to the rear yard.
- To provide denser typologies to allow for a transition to the Urban Village and commercial areas.

Specifically, the following unit types are presented:

**Single-family Detached**

**Single-family Attached**

**Mixed-use Buildings**



## Single-family Detached

Location: typical single lots in the T3-H area outlined in figure 9 .

Plan Types:

- **Plan A** - 2 bedroom, 1 bath, one car garage 923 SF
- **Plan B** - 3 bedroom, 2 bath, one or two car garage 1,382 SF
- **Plan C** - 3 bedroom, 2.5 bath, one car garage 1,482 SF
- **Plan D** - 4 bedroom, 2.5 bath, one or two car garage 1,993 SF
- **Plan E** - 4 bedroom, 2.5 bath, one or two car garage 1,990 SF

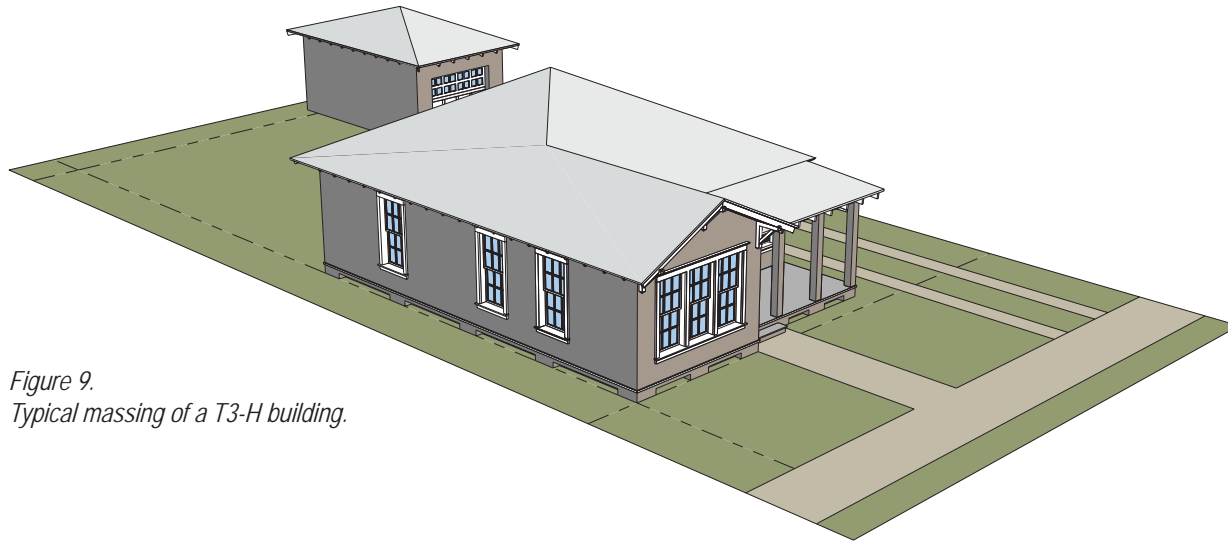


Figure 9.  
Typical massing of a T3-H building.

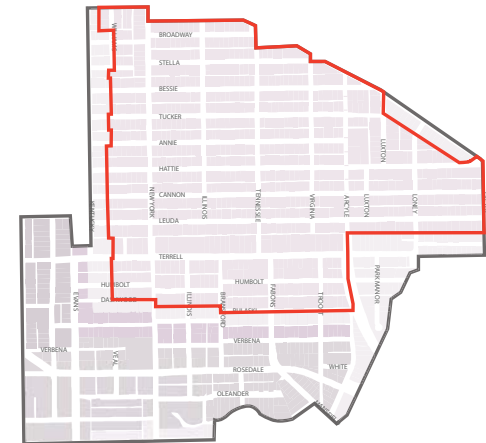


Figure 10. Evans & Rosedale area T3-H zone.

**Plan A -**  
923 SF / 2 BR - 1 Bath



**Ground Floor**



**Vernacular**



**Refined**

**Plan B -**  
1,382 SF / 3 BR - 2 Bath



**Ground Floor**

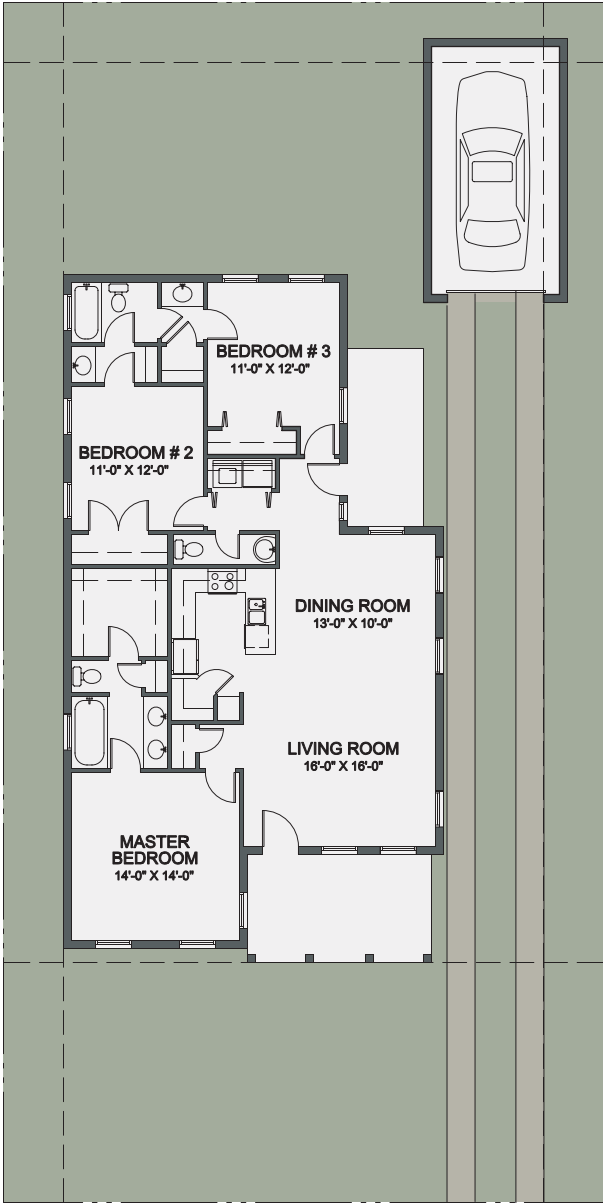


**Vernacular**



**Refined**

**Plan C -**  
1,482 SF / 3 BR - 2.5 Bath



**Ground Floor**



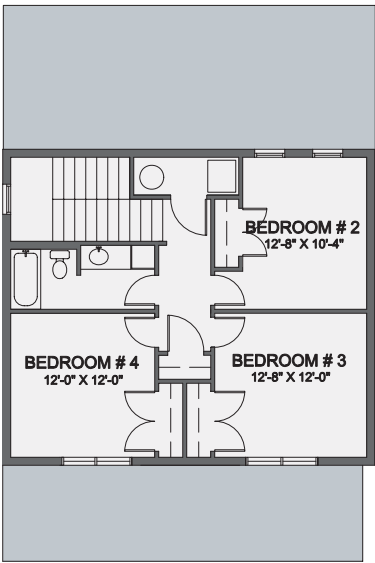
**Vernacular**



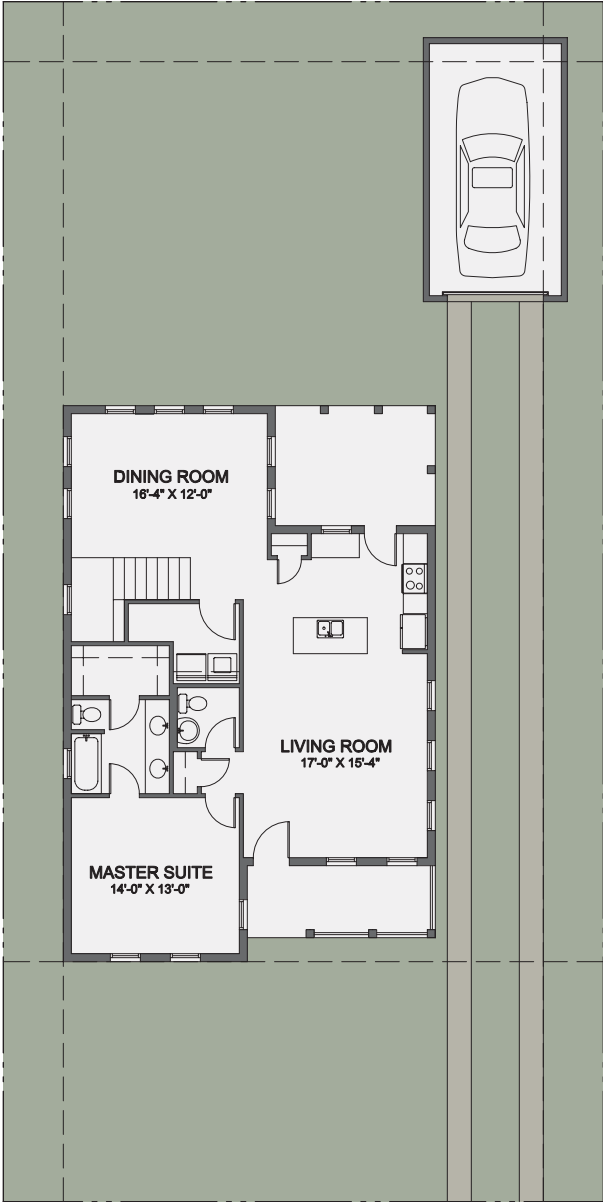
**Refined**



**Plan D -**  
 1,993 SF / 4 BR - 2.5 Bath



**Second Floor**



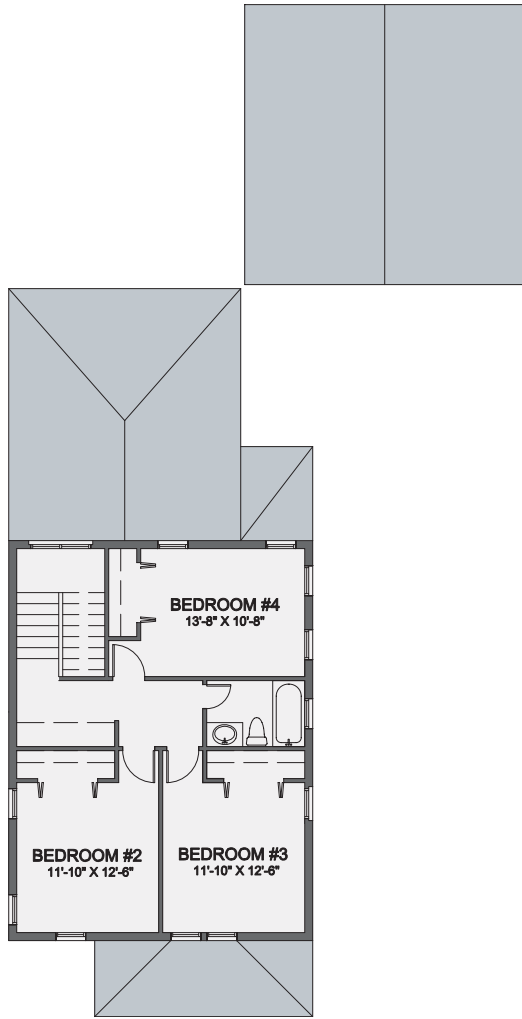
**Ground Floor**



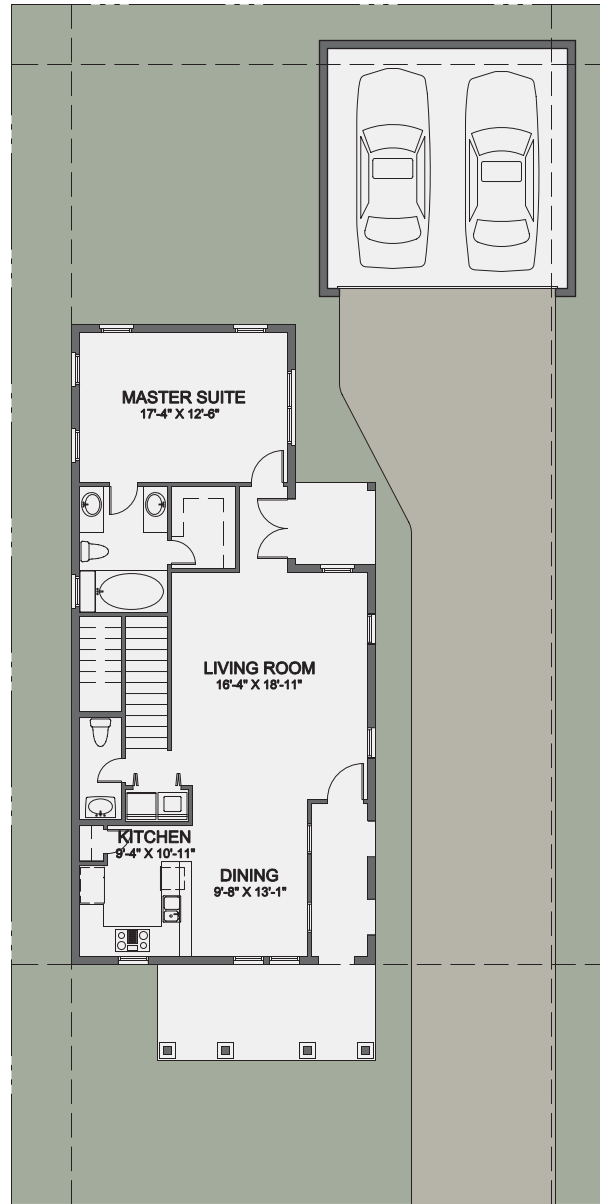
**Vernacular**



**Refined**



Second Floor



Ground Floor

Plan E -  
1,990 SF / 4 BR - 2.5 Bath



Vernacular



Refined

## Single-family Attached

Location: in the T3-T, shown outlined in figure 10, possibly selected combined lots within the neighborhood, limited to no more than six units together.

Plan Types:

- **Plan F - Duplex** - 2 bedroom/ 2.5 bath, two car garage 1,109 SF
- **Plan G - Patio Home** - 3 bedroom, 2.5 bath, two car garage 1,817 SF
- **Plan H1 - Townhome** - 3 bedroom, 2.5 bath, one car garage 1,901 SF
- **Plan H2 - Townhome** - 3 bedroom, 2.5 bath, two car garage 1,901 SF
- **Plan I - Townhome** - 2 bedroom, 2.5 bath, two car garage 1,248 SF
- **Plan J - Townhome** - 3 bedroom, 2.5 bath, two car garage 1,571 SF

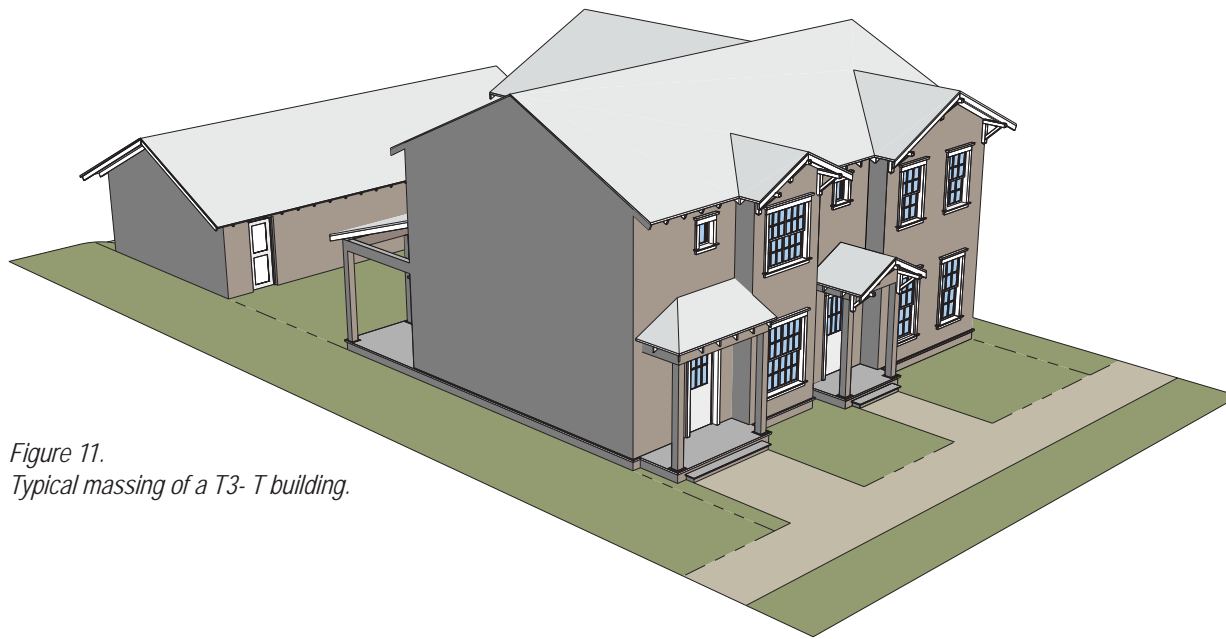


Figure 11.  
Typical massing of a T3- T building.

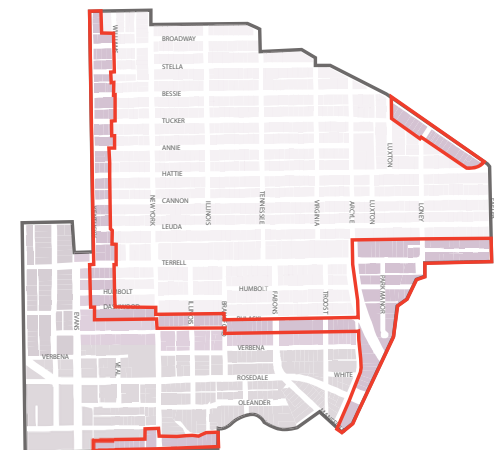
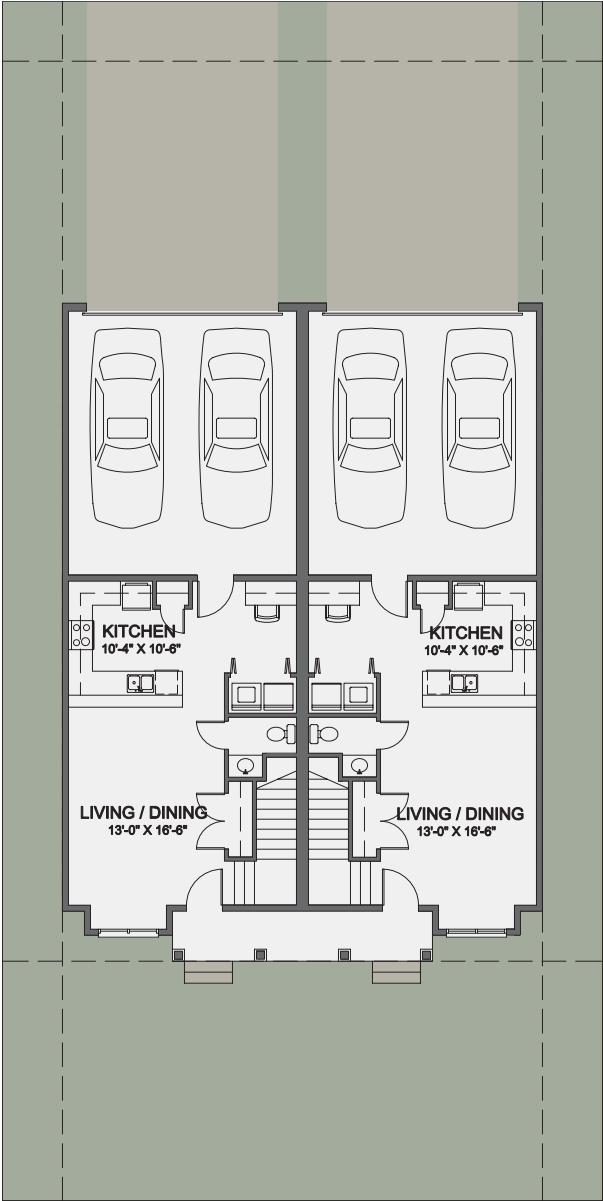
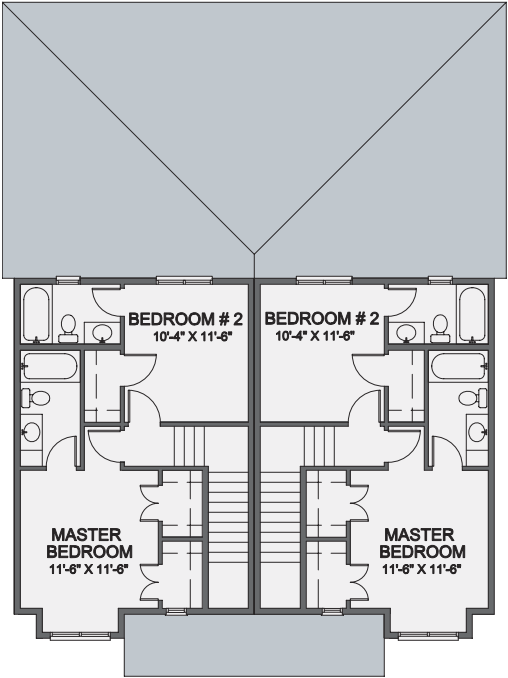


Figure 12. Evans & Rosedale area T3-T zone.

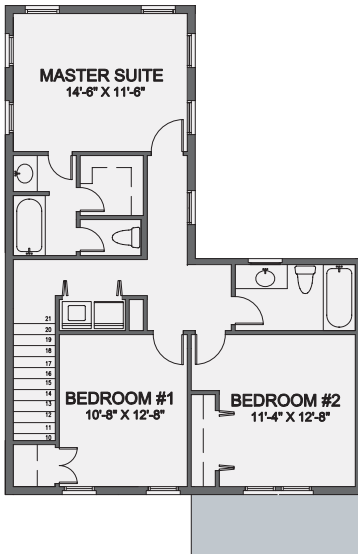
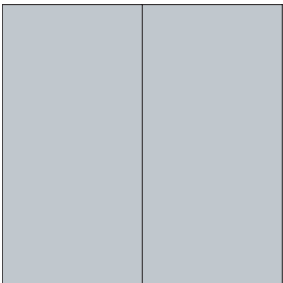
**Plan F - Duplex**  
1,109 SF / 2 BR - 2.5 Bath



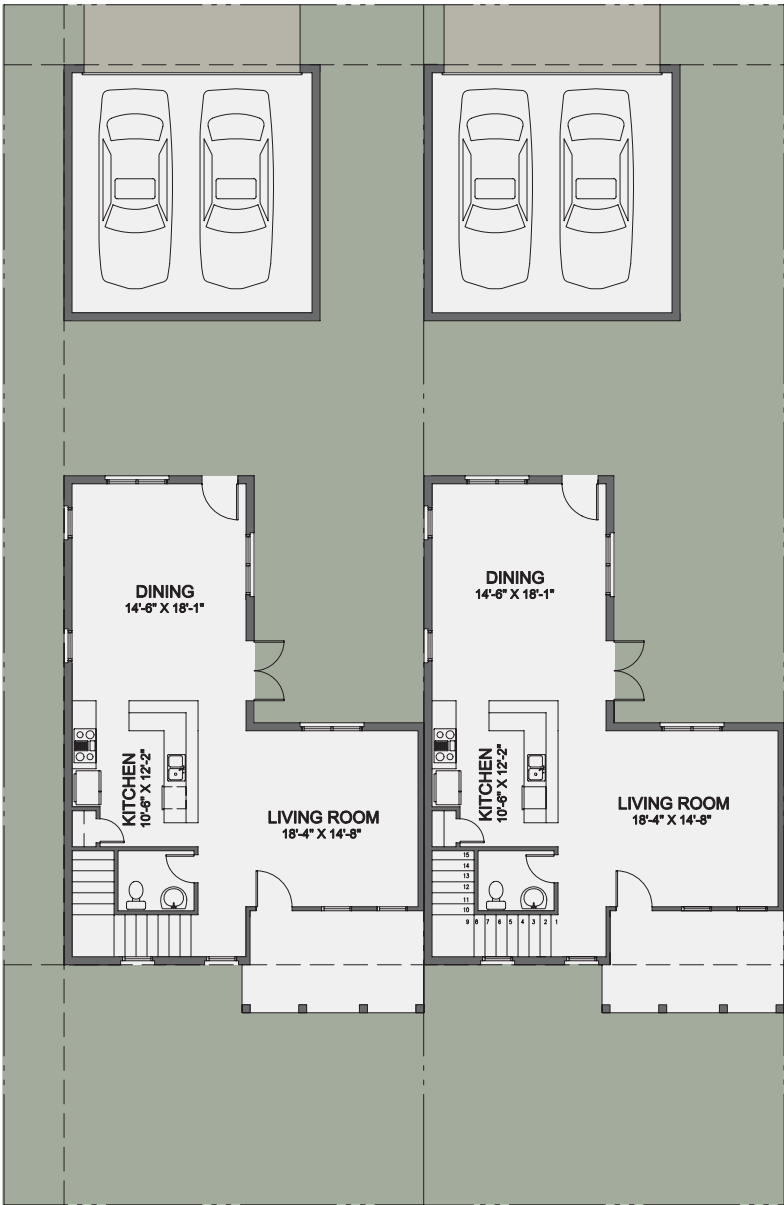
**Front Elevation**



**Plan G - Patio Home**  
 1,817 SF / 3 BR - 2.5 Bath



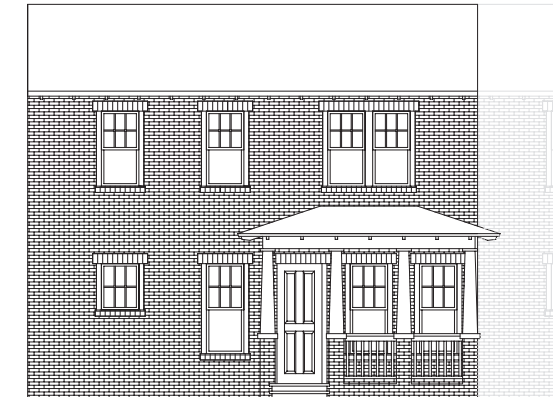
**Second Floor**



**Ground Floor**

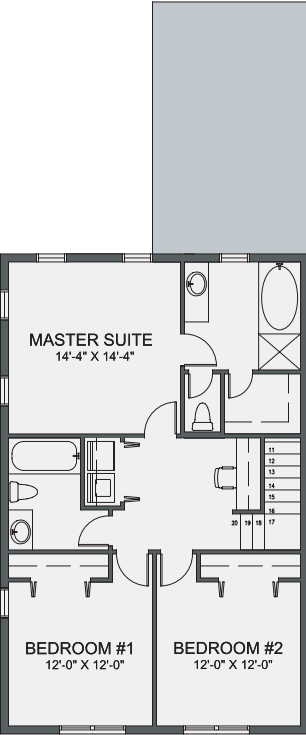


**Vernacular**

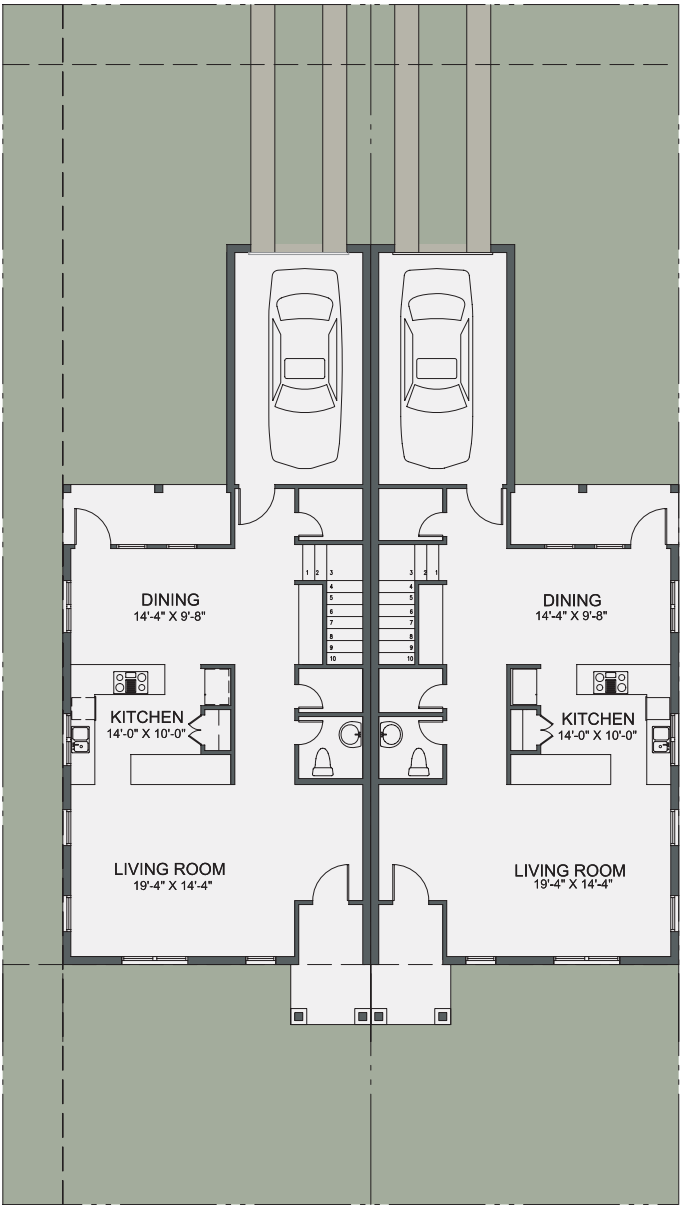


**Refined**

**Plan H1 - Townhome**  
 1,901 SF / 3 BR - 2.5 Bath



**Plan H1- Second Floor**



**Plan H1- Ground Floor**



**Vernacular**



**Refined**

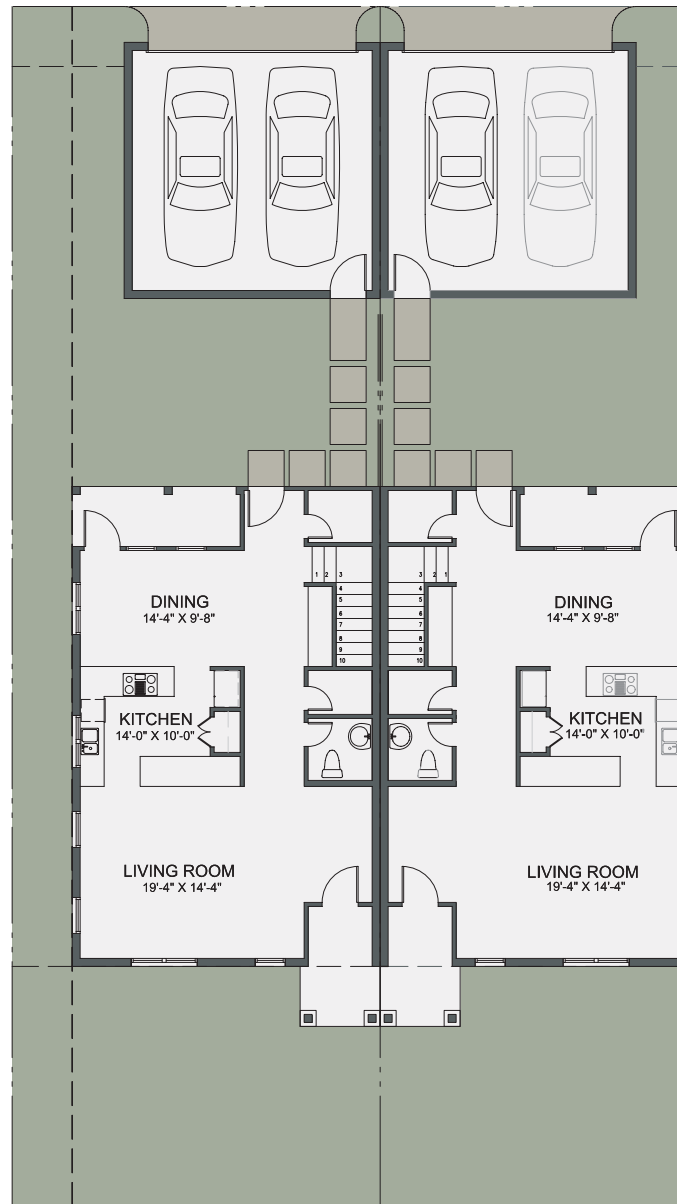
**Plan H2 - Townhome**  
 1,901 SF / 3 BR - 2.5 Bath



**Vernacular**



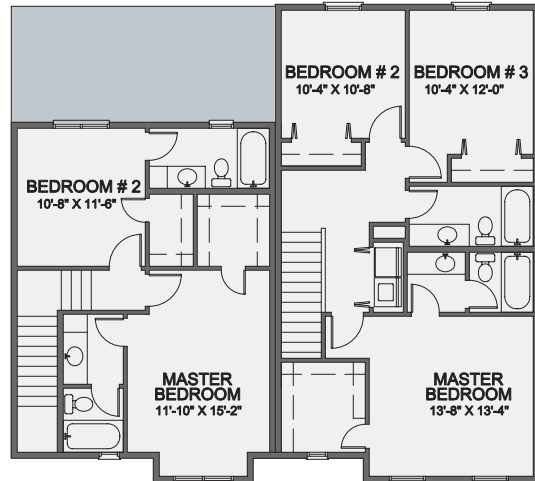
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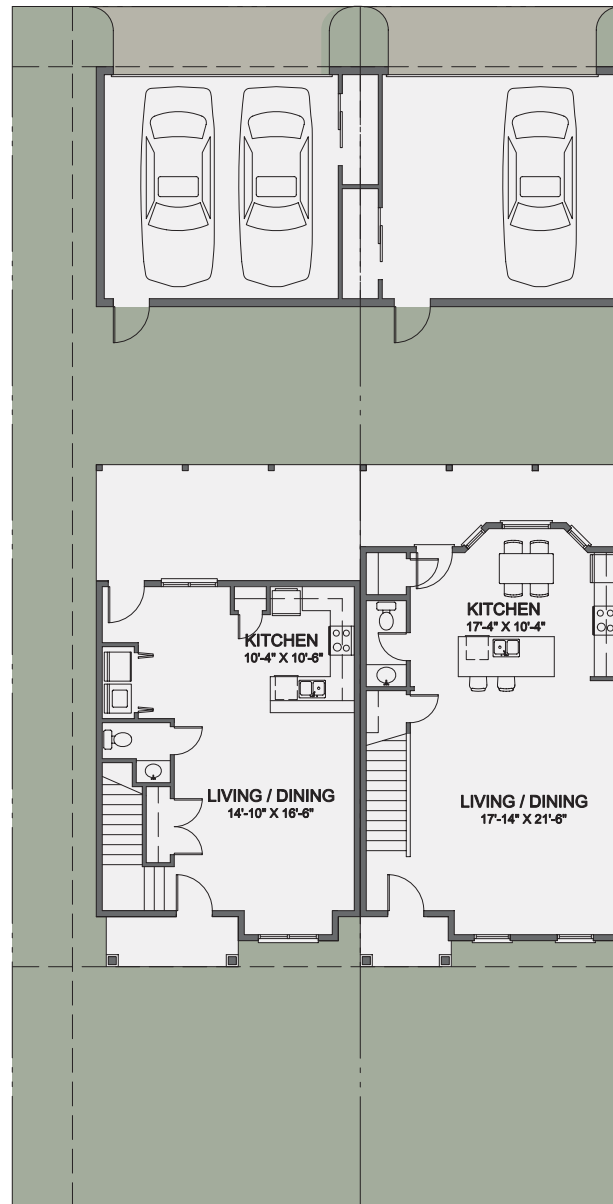
**Plan H2- Ground Floor**



**Plan H2- Second Floor**



**Second Floor**



**Ground Floor**

**Plan I&J - Townhomes**

Plan I - 1,248 SF / 2 BR - 2.5 Bath  
Plan J - 1,571 SF / 3 BR - 2.5 Bath



**Vernacular**



**Refined**

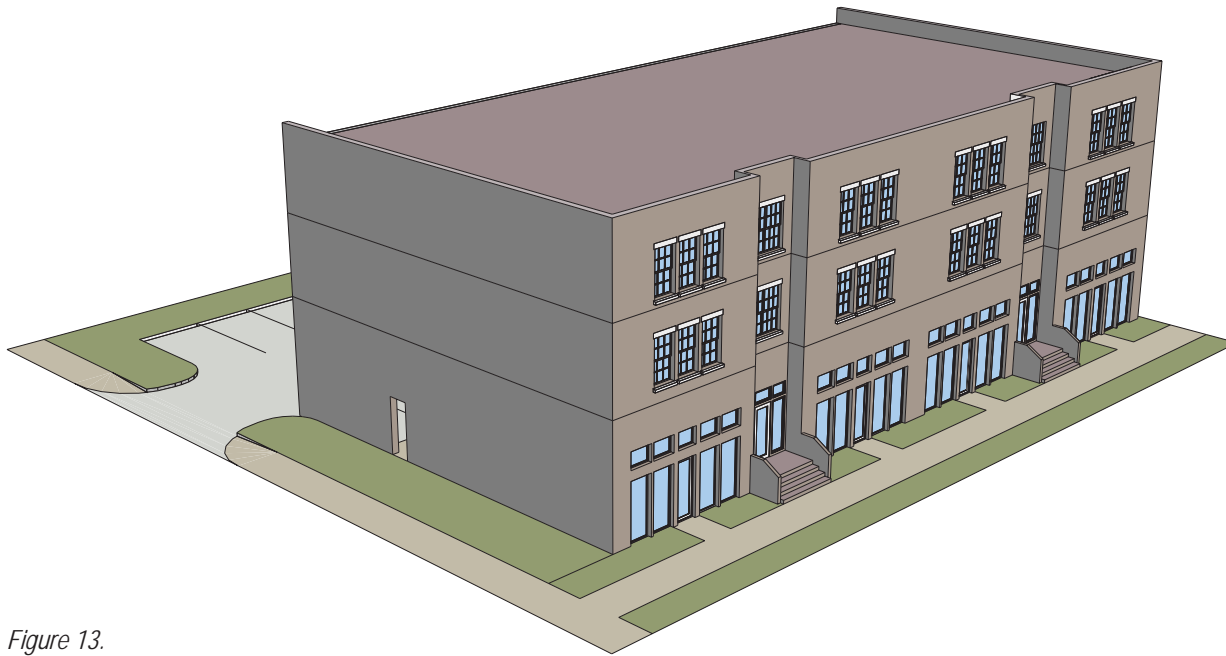


Figure 13.  
Typical massing of a T5-N and T4-N building.

## Mixed-use Buildings

Location: Along the busier streets and in T5-N and T4-N, as outlined in figures 11 and 12, facing the Urban Village on the east side of Evans Avenue.

Plan Types:

- **Plan K- Mixed-use**  
Commercial Space 3,104 SF  
4 Residential Units @ 1,392 SF  
2 BR/2 Bath @
- **Plan L- Mixed-use**  
Commercial Space 4,556 SF  
Residential Units (5) @  
2 Units: 1 BR/1 Bath 756 SF  
1 Units: 2 BR/2 Bath 1,002 SF  
2 Units: 2 BR/2 Bath 1,080 SF
- **Plan M- Live / Work Unit**  
Work Spaces 476 SF  
4 Residential Units @ 2,500 SF  
3 BR/2.5 Bath

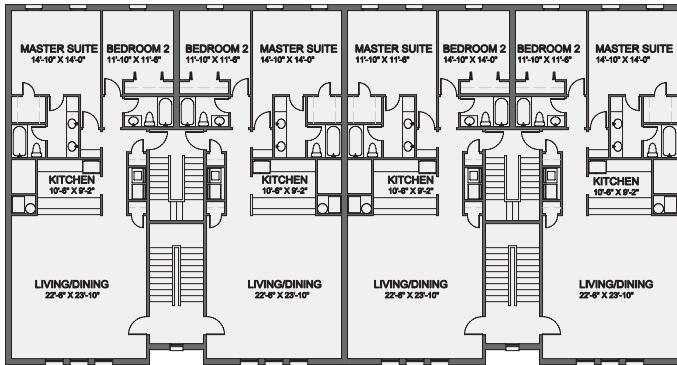


Figure 14. Evans & Rosedale area T5-N zone.



Figure 15. Evans & Rosedale area T4-N zone.



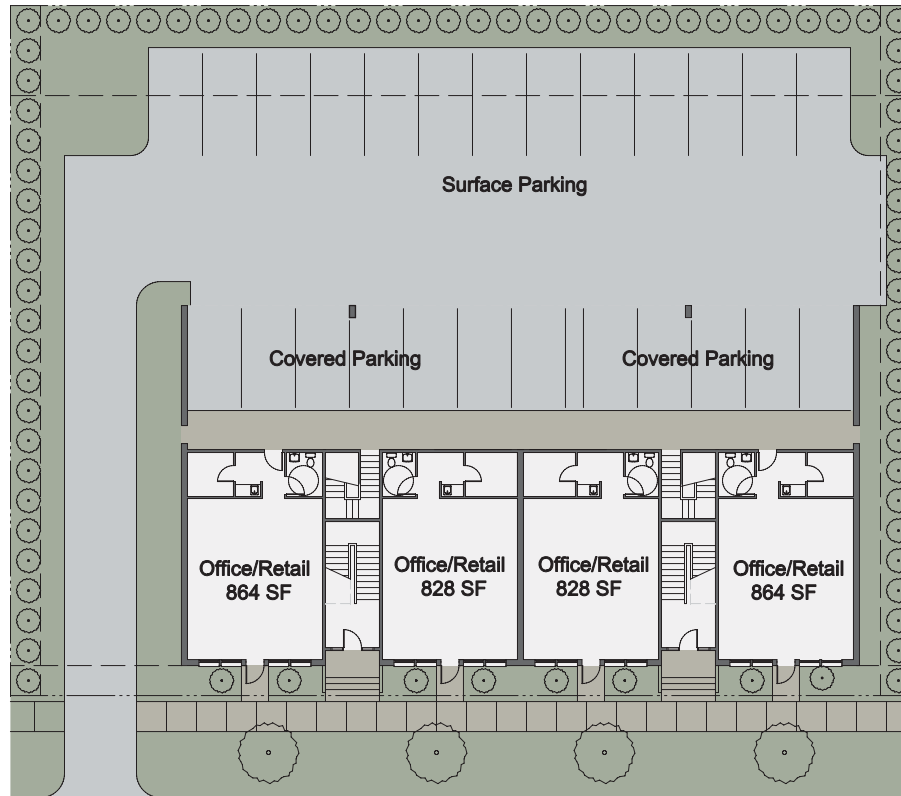


### Plan K - Mixed-Use Building

Ground Floors - 3,104 Sq. Ft. Commercial

Upper Floors - 4 Residential Units

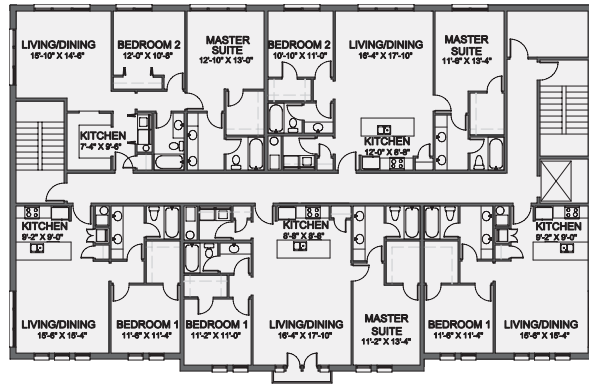
Upper Floors



Ground Floors



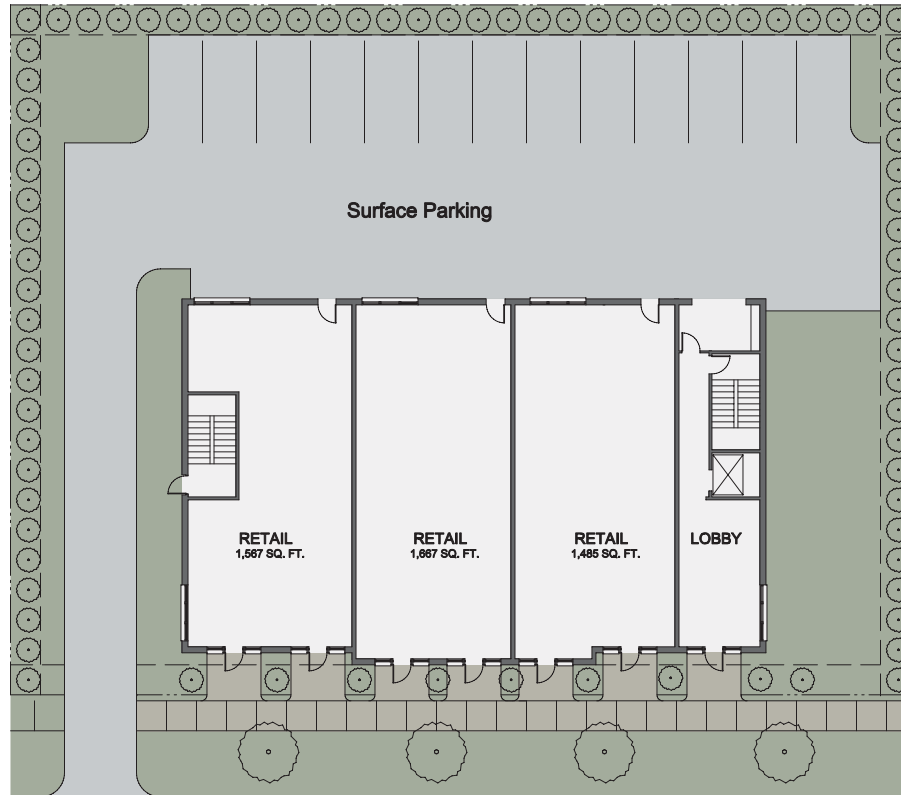
Front Elevation



**Plan L- Mixed-Use Building**

Ground Floor - 4,719 Sq. Ft. Commercial  
 Upper Floors - 5 Residential Units

**Upper Floors**

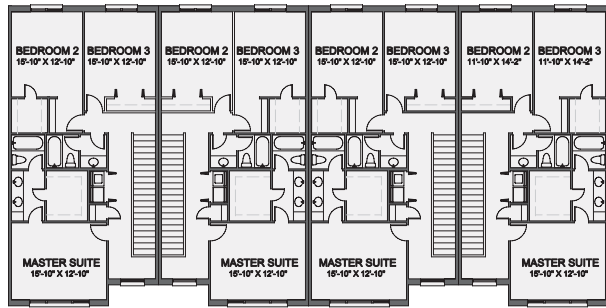


**Ground Floors**

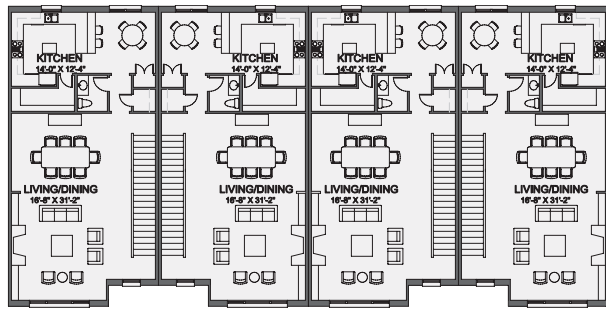


**Front Elevation**

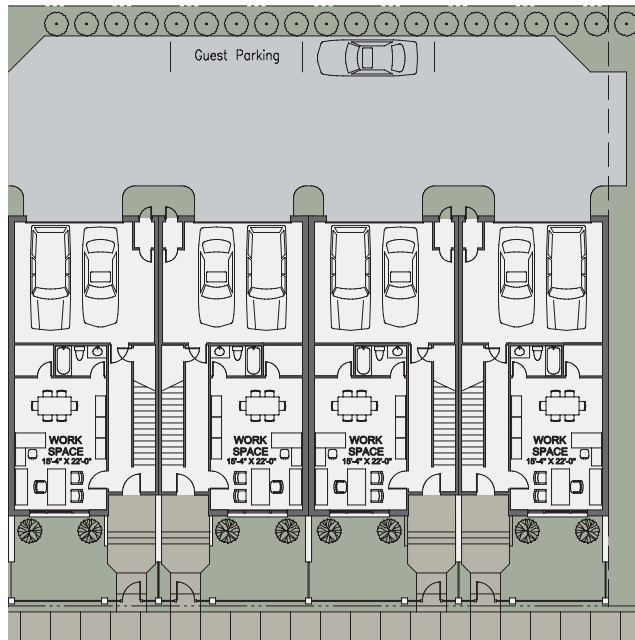
**Plan M- Live Work Unit**  
 Ground Floor - 4 Work Spaces  
 Upper Floors - 4 Residential Units



**Third Floor**



**Second Floor**



**Ground Floors**



**Front Elevation**