Overview of Form-Based Codes in the Dallas-Fort Worth Region

Farmers Branch Station Area Concept

Who is Doing Form-Based Codes in DFW?

Carrollton - Transit Center Zoning District

Dallas – Form Districts Ordinance

Duncanville – Downtown Duncanville District

Farmers Branch – Farmers Branch Station Area Conceptual Master Plan

Fort Worth – Near Southside Development Standards and Guidelines

Frisco – Form Based Code Standards for Planned Development Districts

Lancaster – Campus District and
    Mill Branch Overlay Districts

McKinney – Regional Employment Center Overlay District

Mesquite – Truman Hights Revitalization Code and
   Gus Thomasson Corridor Revitalization Code

North Richland Hills – Transit Oriented Development Code *(in progress)*

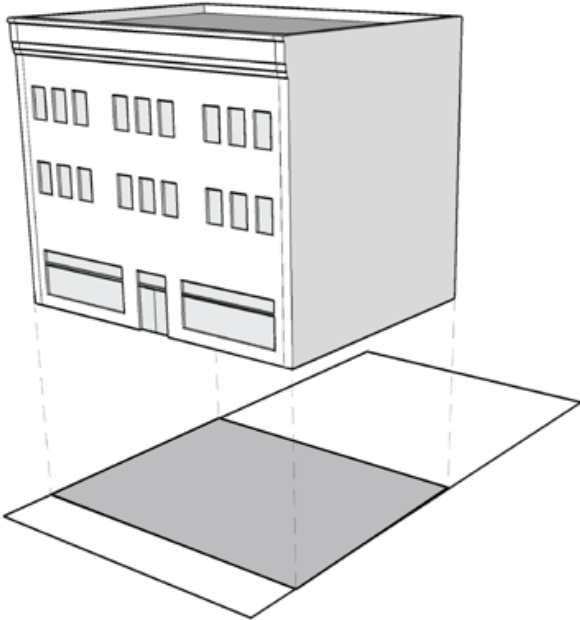Roanoke - Oak Street Corridor Zoning District

Carrollton - Transit Center Zoning District

Section D.1.a. Buildings

Buildings should form a strong continuous "street wall" to define the public street "room" by creating a ratio of between 1:2.0 and 1:3.0 between the building height and the distance between buildings.

Ratio of 1:2
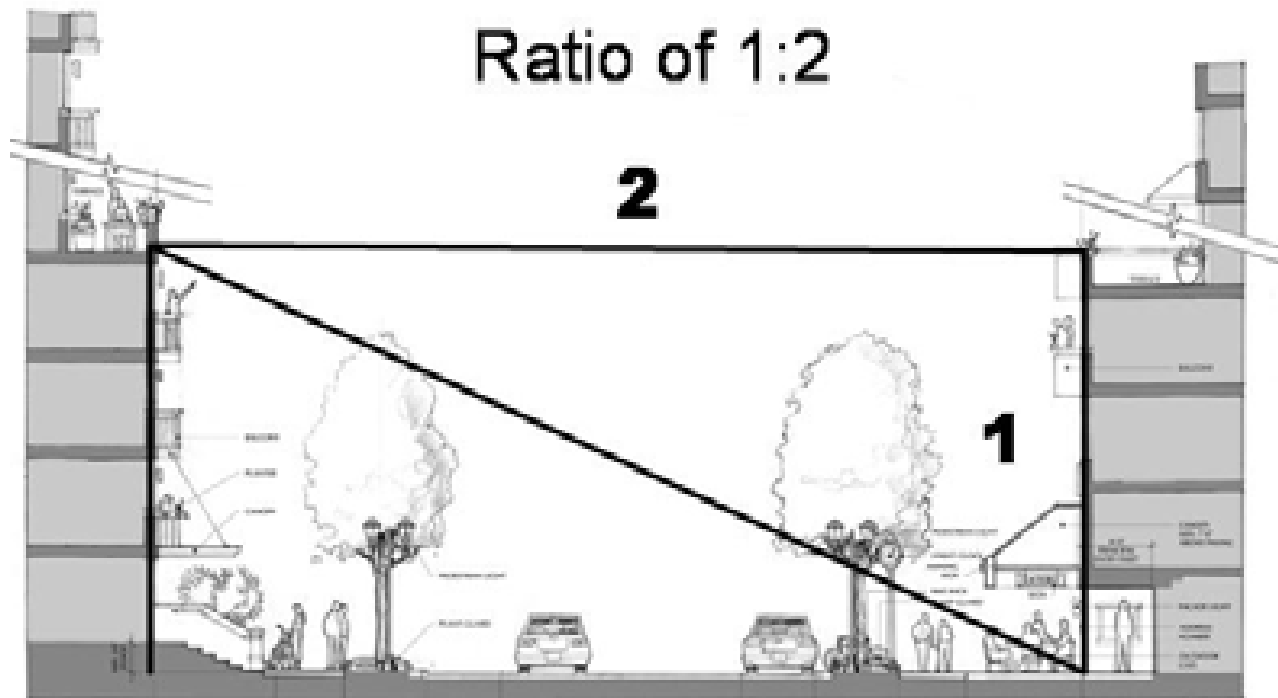
Dallas – Form Districts Ordinance

Sec. 51A-13.304.(b)(1)
Mixed Use Shopfront

A development type intended primarily for ground-story retail and upper-story residential or offices uses.

Ground-story spaces should be flexible enough to accommodate a variety of retail and office uses.

Character Examples

Duncanville – Downtown Duncanville District

Farmers Branch – Farmers Branch Station Area Conceptual Master Plan

The Vision

The vision creates an urban-style neighborhood where daily activities are conveniently integrated rather than separated, a memorable place that encourages people to walk, bicycle and use transit, instead of driving an automobile to conduct their daily business.

Fort Worth – Near Southside Development Standards and Guidelines

Pedestrian Protection

Incompatible

Compatible

Section 5.F
Architectural Standards

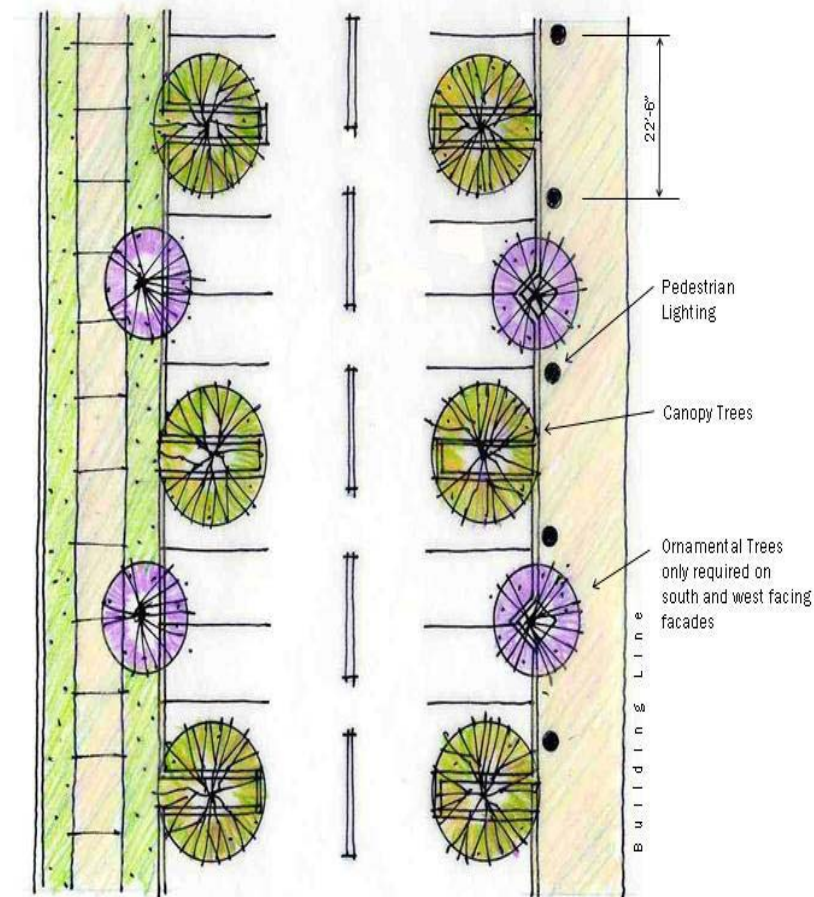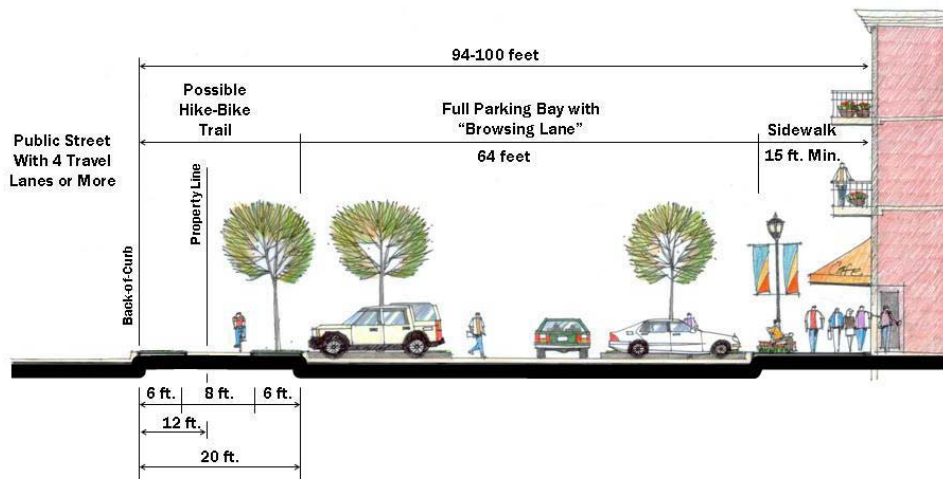Entrances from Pedestrian Ways

Incompatible

Compatible

Entrances facing a pedestrian way shall incorporate elements that protect pedestrians from the sun and rain.

Frisco – Form Based Code Standards for Planned Development Districts

S-2. Browsing Lane

All on-site parking [for Retail Centers Site Layout] shall be located to the side or rear of the property behind the front building lines except where allowed along a 4-lane or larger street.


Pedestrian Lighting

Canopy Trees

Ornamental Trees only required on south and west facing facades

22'-6"

Building Line

Public Street With 4 Travel Lanes or More

Back-of-Curb

Property Line

Possible Hike-Bike Trail

94-100 feet

Full Parking Bay with "Browsing Lane"

64 feet

Sidewalk 15 ft. Min.

6 ft. | 8 ft. | 6 ft.

12 ft.

20 ft.

Lancaster – Design Standards for the Lancaster Campus District
## Mixed-Use Village Center

8.6 Surface Parking Perimeter Screening

All surface parking lots shall be screened from street view. Such screening shall take the form of four foot high masonry walls designed with a running base and wall cap of complementary stone material.

Building Entry

Landscape Median

Masonry Wall & Hedge
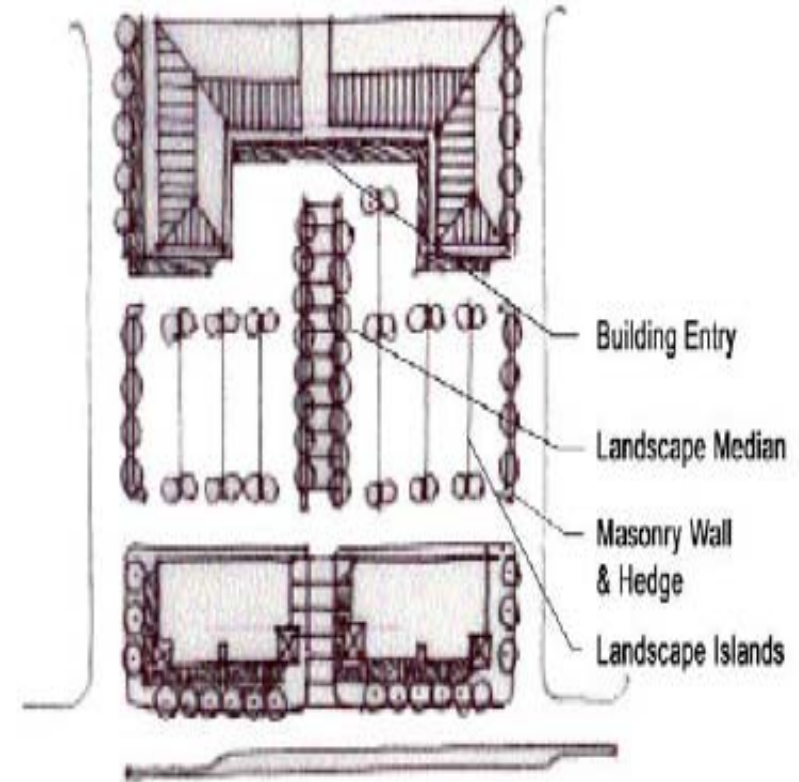
Landscape Islands

Surface Parking Lot – showing landscape median and islands

Lancaster – Mill Branch
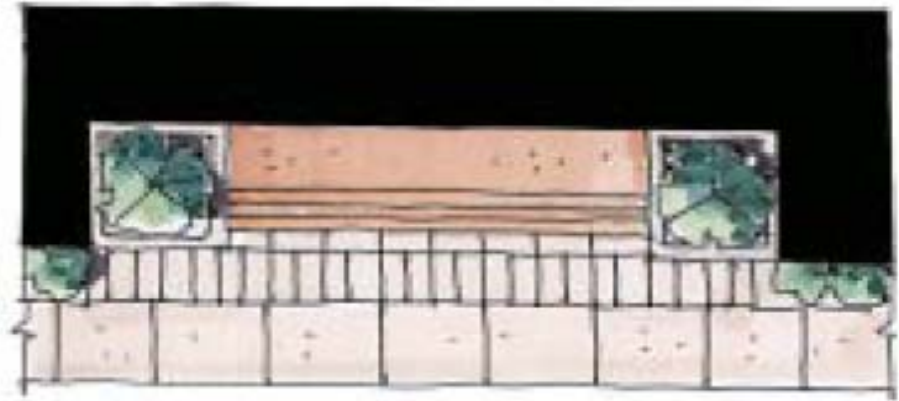# Overlay District and Development Standards
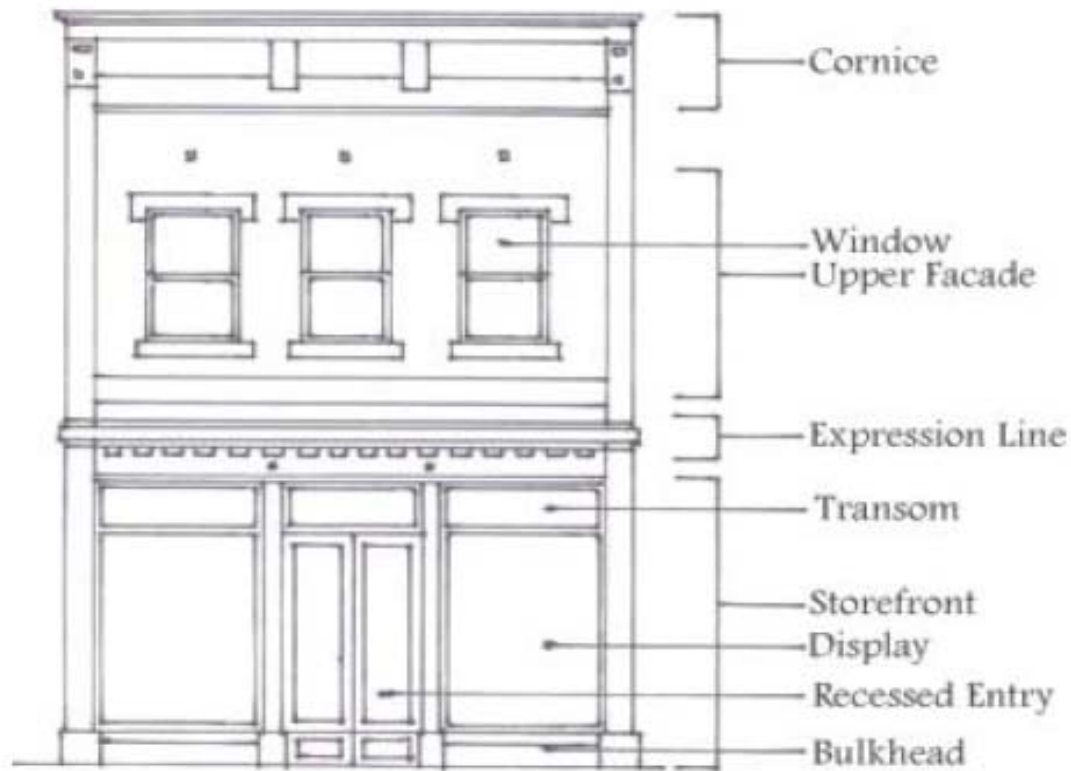
Building Walls and Roofs

a. And expression line shall delineate divisions between floors of all buildings, and a cornice shall delineate the tops of facades that do not utilize a pitched roof.

McKinney - Regional Employment Center Overlay District
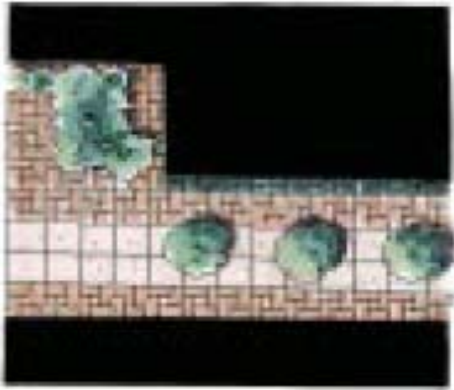
Pedestrian Way

Forecourt

Pedestrian Way, Forecourt

A street-level exterior public pedestrian way through the middle of the block, at least ten feet wide, providing a connection to a public courtyard or a street parallel to the parkway. The pedestrian way should be located only where block size and scale of development are large enough to allow internalized service and ensure adequate pedestrian flows without detracting from activity on adjacent streets.

Mesquite – Truman Heights Revitalization Code

Table 2-3C: Roadway Assemblies

Hillcrest

The key gives the Roadway type followed by the right-of-way width, followed by the pavement width, and in some instances followed by specialized transportation capability.
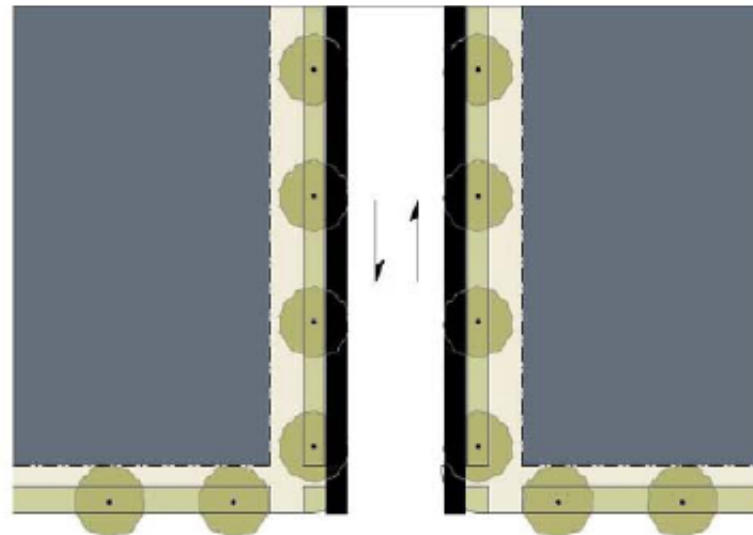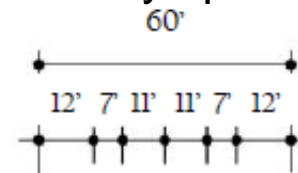

KEY   ST-57-20-BL
Roadway Type   *
Right of Way Width   *
Pavement Width   *
Transportation   *

ROADWAY TYPES
Avenue: AV
Street: ST
Rear Drive: RD
Bicycle Trail: BT
Bicycle Lane: BL
Bicycle Route: BR
Path: PT
Transit Route: TR

GRAPHICS
Bike Lane:

60'

12' 7' 11' 11' 7' 12'

Mesquite – Gus Thomasson Corridor Revitalization Code

Table 3-3H Arcade Architectural Standards

1. In addition to the general standards shown in Section 3.11, specific standards shall be as follows:
2. Compliance with the Community Appearance Manual v. 1.0, regardless of building function.
3. Buildings shall have flat roofs enclosed by parapets.
4. Arcades shall be constructed using only the same exterior materials as the principal building.
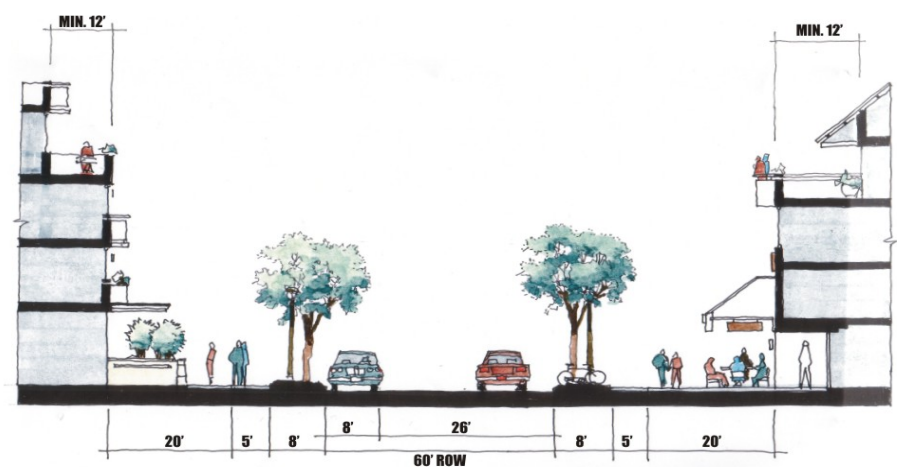
Roanoak – Oak Street Regulating Plan
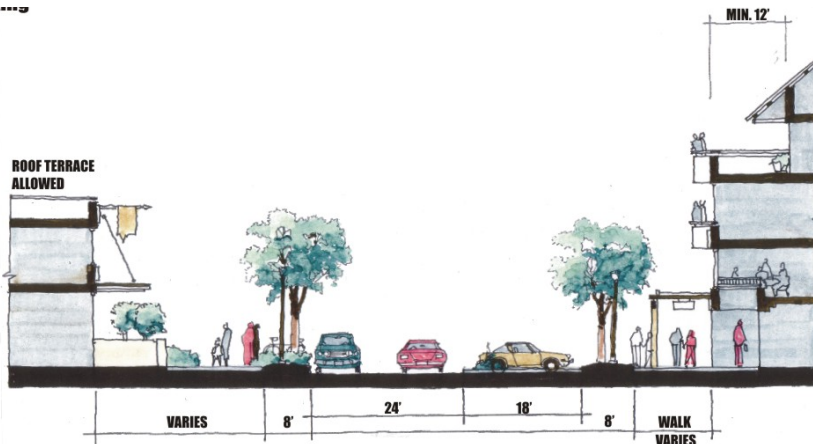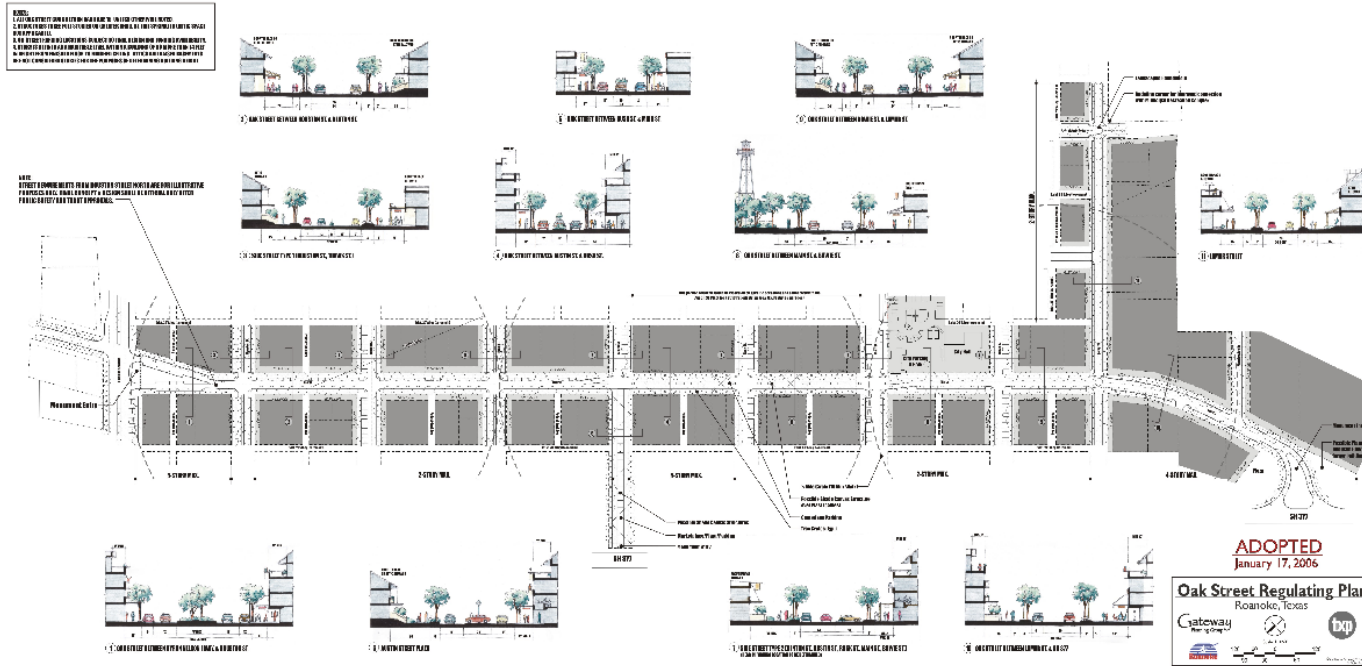
7 SIDE STREET TYPE 2 (DENTON ST., AUSTIN ST., RUSK ST., MAIN ST., BOWIE ST.)
(HEAD IN PARKING LOCATION TO BE DETERMINED)

10 OAK STREET BETWEEN LAMAR ST. & SH 377

6.G. TOD Residential

- Provide redevelopment of key sites that provide transitions from the TOD core to adjoining neighborhoods
- 1 -2 story heights
- Range of urban residential uses – brownstones, live-work, courtyard residential buildings

Land Use Mix Character Zone	Retail/ Restaurant	Office	Residential	Public/Open Space	Other (institutional, etc)
TOD Residential Range (min/max) Preferred	5%-15% **10%**	5%-35% **20%**	35%-65% **50%**	10%-15% **10%**	0%-20% **10%**