

Ordinance No. 26-019

An ordinance amending the "Unified Development Code" Chapter of the Code of the City of Arlington, Texas, 1987, through the amendment of Articles 1, 2, 3, 5, 7, 10, and 12, and the addition of Article 13, all related to the adoption of form based code provisions; providing for a fine of up to \$2,000 for each offense in violation of the ordinance; providing this ordinance be cumulative; providing for severability; governmental immunity; injunctions; publication and an effective date

WHEREAS, after notice and public hearing on the 4th day of March, 2026, the Planning and Zoning Commission heard and recommended amendment to the "Unified Development Code" Chapter of the Code of the City of Arlington, Texas, 1987, as amended; and

WHEREAS, after notice and public hearing, and upon consideration of the recommendation of the Commission and of all testimony and information submitted during the public hearing, the City Council has determined that it is in the best interest of the public and in support of the health, safety, morals, and general welfare of the citizens that the amendments relative to the "Unified Development Code" Chapter be approved; Now therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ARLINGTON, TEXAS:

1.

That the "Unified Development Code" Chapter of the Code of the City of Arlington, Texas, 1987, is hereby amended through the amendment of **Article 1, General Provisions, Section 1.6.8, Transition to New Zone Districts, Table 1.6-1: Zoning District Transitions**, which shall read as follows:

TABLE 1.6-1: Zoning District Transitions			
Prior Zoning District		Conventional Zoning District as of July 10, 2014	
<i>Residential Districts</i>		<i>Residential Districts</i>	
A	Agricultural	RE	Residential Estate
-	-	RS-20	Residential Single-Family
E	Estate	RS-15	Residential Single-Family
R	Residential	RS-7.2	Residential Single-Family
R1	Residential		
R2	Residential	RS-5	Residential Single-Family
D	Duplex		
TH	Townhouse	RM-12	Residential Medium-Density
MF14	Medium Density Multi-Family		
MF18	Medium Density Multi-Family	RMF-22	Residential Multi-Family
MF22	High Density Multi-Family		

TABLE 1.6-1: Zoning District Transitions

Prior Zoning District		Conventional Zoning District as of July 10, 2014	
VG	Village on the Green at Tierra Verde Overlay	VG	Village on the Green at Tierra Verde
MH	Manufactured Housing	MH	Manufactured Housing (<i>obsolete</i>)
Non-Residential and Mixed Use Districts		Non-Residential and Mixed Use Districts	
-	-	LO	Limited Office
O	Office	OC	Office Commercial
NS	Neighborhood Services	NC	Neighborhood Commercial
LS	Local Services		
CS	Community Services	CC	Community Commercial
F	Festival		
B	Business	GC	General Commercial
-	-	HC	Highway Commercial
-	-	BP	Business Park
DB	Downtown Business	-	(<i>proposed for deletion</i>)
LI	Light Industrial	LI	Light Industrial
IM	Industrial Manufacturing	IM	Industrial Manufacturing
-	-	NMU	Neighborhood Mixed Use
-	-	RMU	Regional Mixed Use
MU	Mixed Use	-	(<i>proposed for deletion</i>)
Overlay Districts		Overlay Districts	
AP	Airport Overlay	APO	Airport Overlay
BP	Business Park Overlay	-	(<i>proposed for deletion</i>)
CD	Conservation District Overlay	CDO	Conservation District Overlay
ED	Entertainment District Overlay	EDO	Entertainment District Overlay
LCMU	Lamar Collins Mixed Use Overlay	LCMUO	Lamar Collins Mixed Use Overlay
LP	Landmark Preservation Overlay	LPO	Landmark Preservation Overlay
PD	Planned Development	PD	Planned Development Overlay
T	Transitional Overlay District	-	(<i>proposed for deletion</i>)
SCT	Special Commercial Transition	-	(<i>proposed for deletion</i>)
DNO	Downtown Neighborhood Overlay	-	(<i>proposed for deletion</i>)
Prior Zoning District		Form-Based Zoning District as of June 1, 2026	
Non-Residential and Mixed-Use Districts		Residential, Non-Residential, and Mixed-Use Districts	
-	-	TN	Traditional Neighborhood
-	-	UN	Urban Neighborhood
-	-	CMU	Corridor Mixed-Use
-	-	C	Core

Further, that **Article 2, Zoning Districts, Section 2.1.2, Zoning Districts Established**, is hereby amended to read as follows:

2.1.2 ZONING DISTRICTS ESTABLISHED

- A. Form-based zoning districts (refer to Article 13)

B. Conventional zoning districts as follows:

TABLE 2.1-1: Conventional Zoning Districts		
District Type	Abbreviation	District Name
Residential	RE	Residential Estate
	RS-20	Residential Single-Family 20
	RS-15	Residential Single-Family 15
	RS-7.2	Residential Single-Family 7.2
	RS-5	Residential Single-Family 5
	RM-12	Residential Medium-Density 12
	RMF-22	Residential Multi-Family 22
	VG	Village on the Green at Tierra Verde
	MH	Manufactured Housing (Obsolete)
Non-Residential and Mixed-Use	LO	Limited Office
	OC	Office Commercial
	NC	Neighborhood Commercial
	CC	Community Commercial
	GC	General Commercial
	HC	Highway Commercial
	DB	Downtown Business (Obsolete)
	FH	Flex Hybrid
	BP	Business Park
	LI	Light Industrial
	IM	Industrial Manufacturing
	NMU	Neighborhood Mixed-Use
RMU	Regional Mixed-Use	
Overlays	APO	Airport Overlay
	CDO	Conservation District Overlay
	DNO	Downtown Neighborhood Overlay (Obsolete)
	EDO	Entertainment District Overlay
	LCMUO	Lamar Collins Mixed-Use Overlay
	LPO	Landmark Preservation Overlay
	PD	Planned Development

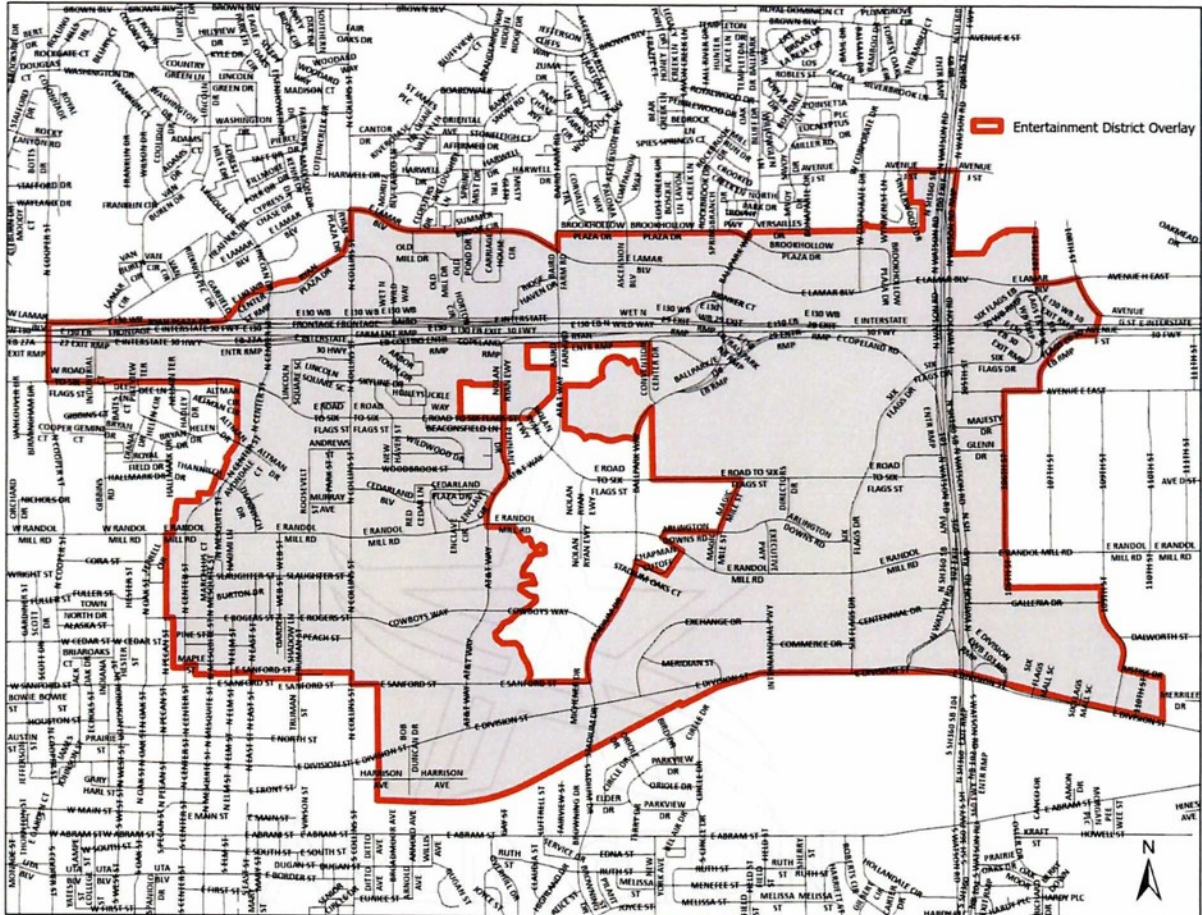
Further, that **Section 2.3.8, Downtown Business | DB**, is hereby deleted in its entirety. **Sections 2.3.9 through 2.3.14** are hereby renumbered as **Sections 2.3.8 through 2.3.13**, respectively.

Further, that **Section 2.4.3, Downtown Neighborhood Overlay | DNO**, is hereby deleted in its entirety. **Sections 2.4.4 through 2.4.7** are hereby renumbered as **Sections 2.4.3 through 2.4.6**, respectively.

Further, that **Section 2.4.4, Entertainment District Overlay | EDO, Subsection A., Purpose**, is hereby amended by amending the first sentence only to hereafter read as follows:

The Entertainment District Overlay is intended to create an identifiable and exciting character for the 2,636-acre entertainment area in center Arlington.

Further, that **Section 2.4.4, Entertainment District Overlay | EDO, Figure 2.4.4-B Entertainment District Overlay**, is hereby amended to read as follows:



Further, that **Article 3, Use Standards, Section 3.1.5, Table of Allowed Uses, Subsection B, Non-Residential and Mixed-Use Districts, Table 3.1-2: Allowed Uses – Non-residential and Mixed-Use Districts**, is hereby amended by deleting the column “DB” in its entirety. The rest of the table shall remain unchanged.

Further, that **Section 3.2.3, Commercial Uses, Subsection A, Animal-Related Services, Subsection 1., Kennel, Commercial**, is hereby amended to read as follows:

1. Kennel, Commercial

In the CC, GC, and FBZ-CMU districts, outside runs are not permitted.

Further, that **Section 3.2.3, Commercial Uses, Subsection A, Animal-Related Services, Subsection 3., Veterinary Clinic**, is hereby revised as follows:

3. Veterinary Clinic

3.

a. In all districts, except FBZ-CMU, GC, LI, and IM:

{the rest of the text shall remain unchanged}

Further, that **Section 3.2.3, Commercial Uses, Subsection B., Auto Sales, Equipment, and Repair, Subsection 1., Auto Service Center, Paragraph a.**, is hereby revised as follows:

a. In the GC, HC, FBZ-CMU, and LI districts:

{the rest of the text shall remain unchanged}

Further, that **Section 3.2.3, Commercial Uses, Subsection B., Auto Sales, Equipment, and Repair, Subsection 1., Auto Service Center, Paragraph c.**, is hereby amended to read as follows:

c. In the GC and FBZ-CMU districts:

- (i) Service bays shall not face a public street. Service bays that face a residential zoning district shall be screened in accordance with the standards for a Level 3 screening and buffering area as described in Section 5.3.1 *Residential Screening and Buffering*. This screening shall be required in the FBZ-CMU district only if it abuts a residential zoning district outside the FBZD.

Further, that **Section 3.2.3, Commercial Uses, Subsection B., Auto Sales, Equipment, and Repair, Subsection 3., Car Wash**, is hereby amended to read as follows:

3. Car Wash

3

In the GC and FBZ-CMU districts:

- a. Wash bays and vacuum bays facing a public street or a residential zoning district shall be screened in accordance with the standards for a Level 3 screening and buffering area described in Section 5.3.1 *Residential Screening and Buffering*. This screening shall be required in the FBZ-CMU district only if it abuts a residential zoning district outside the FBZD.

Further, that **Section 3.2.3, Commercial Uses, Subsection B., Auto Sales, Equipment, and Repair, Subsection 4., Motor Vehicle Rental**, is hereby amended to read as follows:

4. Motor Vehicle Rental

4.

In the CC and DT-FBZ-CMU districts:

- a. The types of vehicles for rent shall be limited to passenger cars and/or 3/4-ton pick-up trucks.

- b. No more than 20 parking spaces shall be reserved for rental vehicles.
- c. Service bays facing a public street or a residential zoning district shall be screened to a height of at least eight feet as viewed from the facing public street or facing residential property line. This screening shall be required in the FBZ-CMU district only if it abuts a residential zoning district outside the FBZD.

Further, that **Section 3.2.3, Commercial Uses, Subsection C., Financial Services, Subsection 2., Alternative Financial Institution, Paragraph e.**, is hereby amended to read as follows:

- e. "Alternative Financial Institution" uses are prohibited in the EDO district and in all DT-FBZ sub-districts except the DT-FBZ-CMU district where it may be considered with an SUP.

Further, that **Section 3.2.3, Commercial Uses, Subsection D., Food and Beverage Services, Subsection 1., Bar**, is hereby amended to read as follows:

1. Bar

In the DT-FBZ-Core, DT-FBZ-Gateway and RMU districts:

- a. No entrance or exit (other than an exit used only for emergencies) shall be located within 500 feet of an DT-FBZ-TN, DT-FBZ-UN (residential), RE, RS-20, RS-15, RS-7.2, RS-5, or RM-12 district. The measurement shall be taken in straight lines along building faces from the nearest point of the door to the residential district to the nearest boundary of said district.
- b. Access to the lot on which the use is located must be from an arterial or major collector street as identified in the Thoroughfare Development Plan.

Further, that **Section 3.2.3, Commercial Uses, Subsection E., Lodging Facilities, Subsection 1., Bed and Breakfast Inn**, is hereby amended to read as follows:

1. Bed and Breakfast Inn

- a. In all districts:
 - (i) In the DT-FBZ-UN, NMU, and RMU districts, the number of guest rooms is limited to 12. In all other districts, the number of guest rooms is limited to six.
 - (ii) Cooking facilities in guest rooms are not allowed.
 - (iii) Individual guest occupancy is limited to no more than one month in any three-month period.

Further, that **Section 3.2.3, Commercial Uses, Subsection G., Recreation and Entertainment, Indoor, Subsection 1., Banquet Hall, Billiard Parlor, Bowling Alley, Indoor Theater**, is hereby amended to read as follows:

1. **Banquet Hall, Billiard Parlor, Bowling Alley, Indoor Theater**
 - a. In the CC, GC, NMU, FBZ-CMU, FBZ-Core, DT-FBZ-Gateway, and RMU districts, access to the lot or use must be from an arterial or major collector street as identified on the Thoroughfare Development Plan.

Further, that **Section 3.2.3, Commercial Uses, Subsection G., Recreation and Entertainment, Indoor, Subsection 3., Recreation, Indoor (other than listed)**, is hereby amended to read as follows:

3. **Recreation, Indoor (other than listed)**
 - a. In the CC, FBZ-CMU, FBZ-Core, and DT-FBZ-Gateway districts, access to the lot or use must be from an arterial or major collector street, as identified on the Thoroughfare Development Plan.
 - b. In the RMU district, the maximum square footage shall not exceed 25,000 square feet.

Further, that **Section 3.2.3, Commercial Uses, Subsection I., Retail (Sales), Subsection 1., Building and Landscaping Materials and Lumber Sales**, is hereby revised as follows:

1. **Building and Landscaping Materials and Lumber Sales**

In the CC, GC, FBZ-CMU, and HC districts, a maximum of 40 percent of the lot area may be used for accessory outside storage provided that:

{the rest of the text shall remain unchanged}

Further that **Section 3.2.3, Commercial Uses, Subsection I., Retail (Sales), Subsection 2., Farmer's Market**, is hereby amended to read as follows:

2. **Farmer's Market**

In the DT-FBZ-Core district, permanently roofed structures are required.

Further that **Section 3.2.3, Commercial Uses, Subsection I., Retail (Sales), Subsection 3., Nursery, Garden Shop, or Plant Sales**, is hereby revised as follows:

3. **Nursery, Garden Shop, or Plant Sales**
 - a. In the CC, GC, FBZ-Core, DT-FBZ-Gateway, and HC districts, a maximum of 40 percent of the lot area may be used for accessory outside storage provided that:

{the rest of the text shall remain unchanged, except **Paragraph c.**, see next}

Further, that **Section 3.2.3, Commercial Uses, Subsection I., Retail (Sales), Subsection 3., Nursery, Garden Shop, or Plant Sales, Paragraph c.**, which is hereby amended to read as follows:

- c. In the DT-FBZ-Core district, outside storage is prohibited.

Further, that **Section 3.2.3, Commercial Uses, Subsection I., Retail (Sales), Subsection 4., Open-Air Vending, Paragraph b.**, is hereby amended to read as follows:

- b. In the DT-FBZ-Core district, open air vending shall be permitted only during an event within the district or a special community sponsored event that is sponsored by community-based nonprofit entities.

Further, that **Section 3.2.3, Commercial Uses, Subsection J., Sexually Oriented Business**, is hereby amended to read as follows:

J. Sexually Oriented Business

- 1. In all districts, the specific standards of the "Sexually Oriented Business" chapter of the Code of the City of Arlington apply.
- 2. In the LI and IM districts, "Sexually Oriented Business" uses are prohibited in the area of the Interstate 20 corridor bounded by Cooper Street on the west, Arbrogk Boulevard on the north, State Highway 360 on the east, and Bardin Road on the south.

Further, that **Section 3.2.3, Commercial Uses, Subsection K., Mixed Use**, is hereby amended to read as follows:

K. Mixed-Use

- 1. Mixed-Use Development/Buildings with less than 65% residential use, and within NMU, RMU, LCMUO, and EDO districts, must comply with Section 5.7, Mixed-Use Design Standards, and submit a Mixed-Use Development Plan for approval (Refer to Section 10.4.5A, Mixed-Use Development Plan for the process).
- 2. Mixed-use residential with 65% or more residential use is allowed in all non-residential zoning districts except the IM zoning district and within the following areas:
 - (a) 1,000 feet of an existing High Impact Use with a Specific Use Permit; or
 - (b) 3,000 feet of the Arlington Municipal Airport.
 - (c) Measurement of such distance shall be from the property line that include these heavy industrial uses and airport.
- 3. Such eligible Mixed-use Residential in non-residential zoning must comply with the design standards in Section 5.13, Standards for Mixed-Use Residential Dwellings in Non-Residential Zoning Districts, and are required to provide a Development Plan that will be approved administratively prior

to submitting a building permit (Refer to Section 10.4.5C, Mixed-Use Development Plans for Non-Residential Zoned Properties for the process.)

4. Mixed-Use Development/Buildings within form-based zoning districts must comply with regulations in Article 13.

Further, that **Section 3.2.4, Industrial Uses, Subsection A., Industrial Service, Subsection 4., Wrecker Service**, is hereby amended to read as follows:

4. Wrecker Service

In the CC and FBZ-CMU district:

- a. The on-premise storage of towed vehicles is prohibited.
- b. A maximum of two wreckers may be stored on premise.

Further, that **Section 3.2.4, Industrial Uses, Subsection B., Manufacturing, Subsection 1., Custom and Craft Work**, is hereby amended to read as follows:

1. Custom and Craft Work

- a. In the CC, FBZ-UN, FBZ-CMU, FBZ-Core, DT-FBZ-Gateway and FH districts:
 - (i) External dust collection systems are not permitted.
 - (ii) Operation shall be conducted in fully enclosed building.
- b. In the RMU district, the maximum square footage of the use shall not exceed 5,000 square feet.
- c. In the DT-FBZ districts, the maximum square footage of any single tenant space shall not exceed 10,000 square feet.

Further, that **Section 3.2.4, Industrial Uses, Subsection E., Wholesale Distribution and Storage, Subsection 1., Self-Storage Facility**, is hereby amended to read as follows:

1. Self-Storage Facility

In the CC, GC, FBZ-CMU, FBZ-Core, DT-FBZ-Gateway, FH, LI, and IM districts:

- a. Doors into storage units shall be screened from view of public streets and adjacent properties, unless adjacent properties are zoned LI or IM.
- b. Self-storage facilities must comply with Section 5.6, *Non-Residential Design Standards*.
- c. See Section 5.8.1, *Entertainment District Overlay*, for additional requirements.

Further, that **Section 3.3.4, Use Tables for Accessory Uses and Structures, Subsection B., Accessory Uses – Non-residential and Mixed-Use Districts, Table 3.3-2: Accessory Uses – Non-residential and Mixed-Use Districts**, is hereby amended by deleting the column “DB” in its entirety. The rest of the table shall remain unchanged.

Further, that **Section 3.3.6, Supplemental Accessory Use Standards, Subsection A., Accessory Building, Subsection 1., Uses, Paragraph b.**, is hereby amended to read as follows:

- b.** In all non-residential, mixed-use districts, and form-based zoning districts (FBZDs), accessory buildings are permitted only for uses listed in the Public and Institutional Uses category, as identified in Table 3.1-2, *Allowed Uses – Non-Residential and Mixed-Use Districts*.

Further, that **Section 3.3.6, Supplemental Accessory Use Standards, Subsection F., Garage Apartment**, is hereby amended to read as follows:

F. Garage Apartment

In the RM-12, RMF-22, NMU, and RMU districts, an accessory garage apartment shall be counted as a dwelling unit for purposes of calculating density on the site.

Further, that **Section 3.3.6, Supplemental Accessory Use Standards, Subsection G., Garage, Private, Subsection 2.**, is hereby amended to read as follows:

- 2.** In the DT-FBZ-Core, NMU, and RMU districts, the garage shall be used by a business owner, manager, or customers, and is not intended for general public use.

Further, that **Section 3.3.6., Supplemental Accessory Use Standards, Subsection H., Home-Based Business**, is hereby revised as follows:

H. Home-Based Business

A home occupation may be permitted as accessory to any principal dwelling unit in all residential districts, and the FBZ-TN and RMU districts, subject to the following standards:

{the rest of the text shall remain unchanged}

Further, that **Section 3.3.6., Supplemental Accessory Use Standards, Subsection J., Outside Storage, Subsection 1.**, is hereby revised as follows:

- 1.** In the BP, CC, GC, FBZ-CMU, and HC districts:

{the rest of the text shall remain unchanged}

Further, that **Section 3.3.6., Supplemental Accessory Use Standards, Subsection N., Mobile Food Establishment**, is hereby amended to read as follows:

N. Mobile Food Establishment

1. A mobile food establishment shall only be permitted in the following use districts: DT-FBZ-CMU, DT-FBZ-Core, and DT-FBZ-Gateway districts.

Provided, that the accessory use shall only exist concurrently with a certificate of occupancy permitted in said zoning use districts with an underlying land use for one of the following:

- a. Restaurant;
- b. Bar;
- c. Microbrewery, microdistillery, or winery; and
- d. Theatre.

If the underlying land use ceases to operate for any reason, the certificate of occupancy for the mobile food establishment operating in connection with the property shall expire automatically without any formal action required by the City.

Further, that **Section 3.4.3., Use Tables for Temporary Uses, Subsection B., Non-Residential and Mixed-Use Districts, Table 3.4-2: Temporary Uses – Non-residential and Mixed-Use Districts**, is hereby amended by deleting the column “DB” in its entirety. The rest of the table shall remain unchanged.

Further, that **Section 3.4.5., Supplemental Temporary Use Standards, Subsection A., Carnival, Circus, or Amusement Ride**, is hereby amended to read as follows:

A. Carnival, Circus, or Amusement Ride

1. In the HC, FBZ-Core, DT-FBZ-Gateway, BP, NMU, and RMU districts:
 - a. The hours of operation and location shall be subject to approval by the City Council as part of any specific use permit approval.
 - b. The City Council may approve a specific use permit not to exceed two years. However, the use may not operate more than twice in a 12-month period, nor may operations occur for more than eight consecutive days at a time.
 - c. A special event/temporary outdoor event permit shall be obtained from the Building Official prior to beginning operations.
2. In the CC, GC, LI, FBZ-CMU, and IM districts:
 - a. The use may not operate more than twice in a 12-month period
 - b. The use may not operate for more than eight consecutive days at a time.
 - c. A special event/temporary outdoor event permit shall be obtained from the Building Official prior to beginning operations.

Further, that **Section 3.4.5., Supplemental Temporary Use Standards, Subsection B., Construction Field Office**, is hereby amended to read as follows:

B. Construction Field Office

1. In the residential districts:
 - a. This use is limited to on-premise construction purposes associated with the properties within the same platted subdivision.
 - b. The Zoning Administrator may order the use to be discontinued, and in no event shall such temporary use continue after subdivision construction is 90-percent complete.
2. In the non-residential, mixed-use, and form-based zoning districts:
 - a. This use is limited to on-premise construction purposes associated with the properties within the same platted subdivision.
 - b. The Zoning Administrator may order the use to be discontinued, and in no event shall such temporary use continue 60 days after building construction is 100-percent complete.

Further, that **Section 3.4.5., Supplemental Temporary Use Standards, Subsection C., Construction Storage Yard**, is hereby amended to read as follows:

C. Construction Storage Yard

1. In the residential districts:
 - a. This use is limited to on-premise construction purposes associated with the properties within the same platted subdivision.
 - b. The Zoning Administrator may order the use to be discontinued, and in no event shall such temporary use continue after construction is 90-percent complete.
2. In the non-residential, mixed-use, and form-based zoning districts:
 - a. This use is limited to on-premise construction purposes associated with the properties within the same platted subdivision.
 - b. The Zoning Administrator may order the use to be discontinued, and in no event shall such temporary use continue 60 days after subdivision construction is 100-percent complete.

Further, that **Article 5, Design and Development Standards, Section 5.1.3, Existing Structures**, is hereby revised to read as follows:

5.1.3 EXISTING STRUCTURES

A change in use or external addition to a structure existing as of the effective date of this Code shall require compliance with all or portions of the design and development standards in this article to the maximum extent practicable, based on the following scaled implementation approach. See Section 5.8.1, *Entertainment District Overlay*, for additional applicability standards. See Section 13.2.2, *Downtown Form-Based Zoning District (DT-FBZD)* for applicability within the Downtown FBZD.

{the rest of the text shall remain unchanged}

Further, that **Section 5.2.1, General Provisions, Subsection C., Applicability**, is amended to read as follows:

C. Applicability

This section is subject to the applicability standards of Section 5.1, Applicability of this Article. In addition, the following subsections may include specific applicability provisions:

1. 5.2.2.A. Residential Landscaping
2. 5.2.2.B. Perimeter Landscape Setback, Multi-Family and Non-Residential
3. 5.2.2.C Reserved
4. 5.2.2.D. Perimeter Streetscape in the LCMUO district
5. 5.2.2.E. Parking Lot Landscaping and Screening

Further, that **Section 5.2.2., Landscaping Required, Subsection A., Residential Landscaping, Subsection 1., Applicability**, is hereby amended to read as follows:

1. Applicability

This section shall apply to all two-family, single-family detached and single-family attached residential development. Development shall comply with the requirements of this subsection in addition to the landscaping requirements of the approved site plan, PD, or AEC. Exception, all residential lots (1 – 4 units) within Form-Based Zoning Districts shall meet standards in Section 13.1.9.

Further, that **Section 5.2.2., Landscaping Required, Subsection B., Perimeter Landscape Setback, Multi-Family and Non-Residential, Subsection 1., Applicability**, is hereby amended to read as follows:

1. Applicability

All multi-family and non-residential development shall provide a perimeter landscape setback area along the entire right-of-way adjacent to any public street right-of-way.

- a. This section shall not be applicable in the FBZD, DT-FBZD, and LCMUO districts.
- b. This section shall apply to non-residential development that occurs in a residential zoning district.

Further, that **Section 5.2.2., Landscaping Required, Subsection C., Perimeter Streetscape in the DB and DNO districts**, is hereby deleted in its entirety, and shall be amended to read as follows:

C. Reserved

Further, that **Section 5.2.2., Landscaping Required, Subsection E., Parking Lot Landscaping and Screening, **Subsection 3., Parking Lot Screening, Paragraph c., Requirements Specific to the DB and DNO Districts**, is hereby deleted in its entirety and **Paragraphs d., e., and f.**, shall be renumbered as **c., d., and e.****

Further, that **Section 5.2.2., Landscaping Required, Subsection E., Parking Lot Landscaping and Screening, **Subsection 4., Additional Landscaping Required Due to Overparking**, is hereby revised as follows:**

4. Additional Landscaping Required Due to Overparking

Parking lots that exceed the number of spaces required by Section 5.4.3, *Off-Street Parking Standards*, shall provide additional parking lot landscaping, except in the DT-FBZD district, as follows:

{the rest of the text shall remain unchanged}

Further, that **Section 5.2.3., Tree Preservation and Replacement, Subsection B., Applicability, Subsection 3., Paragraph f.**, is hereby amended to read as follows:

- f. All development within Form-Based zoning districts are subject to development standards under Article 13, but only to the extent that such codes expressly supersede the provisions of this Section 5.2.3.; and

Further, that **Section 5.3.1., Residential Screening and Buffering, Subsection C., Exceptions, Subsection 1.**, is hereby amended to read as follows:

- 1. Residential screening and buffering is not required for uses and structures in the DT-FBZD.

Further, that **Section 5.3.4., Fences, Subsection A., Single-Family and Two-Family Residential Fencing, Subsection 1., Applicability**, is hereby amended to read as follows:

1. Applicability

- a. These standards are applicable in all zoning districts, except the following:
 - (1) Planned Development districts that have specific fence design standards,
 - (2) Entertainment District (EDO) overlay district,
 - (3) Village on the Green at Tierra Verde (VG) district,

- (4) Downtown Form-Based Zoning District (DT-FBZD) that have specific fence design standards, and
- (5) Conservation District (CDO) overlay districts that have specific fence design standards.
- b. Section 5.3.4.A.2, *Residential Fencing Types*, is applicable to replacement and new residential fences as further described in that section.
- c. Compliance with the requirements listed below shall be reviewed with each fence permit application.
- d. For the purposes of this section, the term “fence” is used to mean “a structure serving as an enclosure, a barrier, or a boundary.”

Further, that **Section 5.3.4., Fences, Subsection B., Fencing in Non-Residential and Mixed-Use Districts, Subsection 3.**, is hereby revised as follows:

- 3. Electric fences shall conform to the following minimum standards:
 - a. Electric fences are permitted only in the IM zoning district, except that electric fences are prohibited in DT-FBZD and EDO district.

{the rest of the text shall remain unchanged}

Further, that **Section 5.4.4., Computation of Parking and Loading Requirements, Subsection H., Special Parking Conditions in Certain Zoning Districts, Subsection 2.**, is hereby amended to read as follows:

2. Form-Based Zoning Districts and the LCMUO

- a. Off-street parking for all uses in Form-Based Zoning Districts, including DT-FBZD, shall follow standards in Article 13 in lieu of Table 5.4-1, *Off-Street Parking Schedule A*.
- b. For non-residential or mixed-use development within the LCMUO district boundary, the off-street parking requirements of Table 5.4-1, *Off-Street Parking Schedule A*, shall be reduced to one-half the amount required in other zone districts. However, for developments utilizing Texas Local Government Code Chapter 218, where the parking requirements are already reduced, no further reduction shall be provided.
- c. For non-residential or mixed-use development where there is on-street parking immediately in front of any lot or parcel in the LCMUO district, the off-street parking requirement under subsections a. or b. above may be reduced by one space for each on-street space located adjacent to the lot and between the side lot lines of the lot. For all development within FBZDs, the off-street parking requirements may be reduced in accordance with Article 13.
- d. All surface parking lots shall be located behind and/or on the sides of buildings. Side parking shall be limited to 25 percent of the width of the street frontage. Surface parking lots, off-street parking spaces, and associated driving aisles shall not be permitted between the building and

street. However, the Zoning Administrator may approve an off-street area for passenger drop-off or pick-up activity. All development in FBZDs shall meet the parking configurations standards in Article 13.

Further, that **Section 5.4.9., Parking Facility Location and Design, Subsection B., Location and Design of Parking Spaces**, is hereby amended to read as follows:

B. Location and Design of Parking Spaces

The following shall apply in all zoning districts except FBZDs.

1. Parking Prohibited in Rights-of-Way and Drive Lanes

- a. No off-street parking facility shall be located, in whole or in part, in a public street or sidewalk, parkway, alley, or other public right-of-way.
- b. No off-street parking or loading space shall be located, either in whole or in part, within any fire lane required by ordinance of the City or within aisles, driveways, or maneuvering areas necessary to provide reasonable access to any parking space.

2. Garage Standards for Single-Family and Two-Family Residential Dwellings

- a. An enclosed two-car garage is required for all single-family detached, townhouse, and duplex dwellings. The garage must be a minimum of 390 square feet in area.
- b. A garage is not required for dwellings constructed prior to January 31, 1984.
- c. A garage may not be converted to living space unless another two-car garage is constructed on the same lot. However, garage conversions are permitted for dwellings constructed prior to January 31, 1984, provided that a driveway of at least 20 feet in length, as measured from the front property line, is constructed to accommodate the same number of vehicles as the garage.
- d. Tandem parking is permitted only for residential townhouses with a single-car garage, provided that the driveway accessing the garage has a minimum length of 20 feet as measured from the front property line.

3. Maintenance

Parking facilities and loading berths shall be maintained and kept in a state of good repair at all times by the owner or the person in control of the premises.

4. Parking Calculations for Multi-Family Residential and Independent Senior Living

Both garage parking and tandem parking space (clear minimum 18 feet in length) behind the garage may be included in the parking calculation for multi-family and independent senior living developments.

Further, that **Section 5.4.9., Parking Facility Location and Design, Subsection C., Parking Area Location and Layout in Non-residential Districts,** is hereby revised as follows:

C. Parking Area Location and Layout in Non-residential Districts

The following shall apply in the non-residential zoning districts including FBZDs.

{the rest of the text shall remain unchanged}

Further, that **Section 5.4.9., Parking Facility Location and Design, Subsection D., Parking Location and Treatment for Mixed-Use Development,** is hereby revised as follows:

D. Parking Location and Treatment for Mixed-Use Development

The following shall apply to mixed-use developments constructed in districts where this type of development is permitted. Mixed use development in FBZDs shall meet the standards in Article 13.

{the rest of the text shall remain unchanged}

Further, that **Section 5.4.9., Parking Facility Location and Design, Subsection E., Access in the DB and DNO Districts,** is hereby renamed as **Access in the DT-FBZD,** and amended to read as follows:

E. Access in the DT-FBZD

Where there is a useable alley, public or private, other access drives shall not be permitted. The Zoning Administrator shall determine the accessibility of an alley.

Further, that **Section 5.4.9., Parking Facility Location and Design, Subsection I., Parking Structures,** is hereby amended by the addition of **Subsection 5.,** which shall read as follows:

5. Design of Parking Structures in Form-Based Districts

Parking structures in FBZDs must follow the standards established in Article 13.1.7.

Further, that **Section 5.4.11., Bicycle Parking, Subsection A.,** is hereby amended to read as follows:

A. In the EDO district, and where multi-family and mixed-use is permitted within any non-residential zoning district:

- 1. For all non-residential developments, the number of bicycle parking spaces required shall be five percent of the number of required automobile parking spaces.**

2. For multi-family and mixed-use developments, one bicycle parking space shall be provided for every five residential units.
3. 10% of required bicycle parking must include e-bike chargers.

Further, that **Section 5.5.2., General Standards for all Residential Districts, Subsection A., Residential Infill Compatibility Standards, Subsection 1., Applicability,** is hereby amended to read as follows:

1. Applicability

These residential infill compatibility standards shall apply to any development of a new residential use or substantial renovation of an existing residential use that meets the following requirements:

- a. Located in the NMU, RMU, or LPO districts, or any residential use district platted prior to January 31, 1984;
- b. Not a part of a planned development;
- c. Meets the applicability standards of this article;
- d. Is proposed on a lot that abuts existing structures on at least three sides; and
- e. Is served by existing water, sanitary sewer, and streets.
- f. Standards for residential infill in Form-Based Zoning Districts shall meet Article 13.1.7 in lieu of this section.

Further, that **Section 5.5.3., Standards for Single-Family and Two-Family Residential Dwellings, Subsection B., Applicability, Subsection 1.,** is hereby amended to read as follows:

1. These standards are applicable to new construction or redevelopment of single-family and two-family dwelling units in all zoning districts, except the following:
 - a. Planned Development districts that have specific residential design standards but only to the extent such standards differ from the standards of this Section 5.5.3;
 - b. Landmark Preservation (LPO) Overlay District;
 - c. Conservation District overlays that have specific residential design standards; and
 - d. Form-Based Zoning Districts.

Further, that **Section 5.5.4., Standards for Multi-Family Residential Dwellings, Subsection B., Applicability, Subsection 1.,** is hereby amended to read as follows:

1. These standards are applicable to new construction or redevelopment of multi-family dwelling units and independent senior living facilities in all zoning districts, except the following:
 - a. Planned Development districts that have specific design standards;

- b. Landmark Preservation (LPO) Overlay District;
- c. Conservation District overlays that have specific design standards; and
- d. Form-based zoning districts.

Further, that **Section 5.6.2., Applicability, Subsection B., Subsection 1.**, is hereby amended to read as follows:

- 1. All new structures or existing structures expanded by 30 percent or more in gross square footage in all residential zoning districts and the LO, OC, NC, CC, GC, HC, BP, and FH zoning districts.

Further, that **Section 5.6.2., Applicability**, is hereby amended with the addition of **Subsection E.**, which shall read as follows:

- E. All non-residential and mixed-use development in Form-Based Zoning Districts shall meet the design standards in Article 13 based on the applicability for the specific FBZD.

Further, that **Section 5.7.2., Applicability**, is hereby amended to read as follows:

5.7.2. APPLICABILITY

A mixed-use development in the NMU, RMU, LCMUO, or EDO district that is subject to Article 5 based on Section 5.1, *Applicability*, shall also comply with the non-residential development and design standards in Section 5.6, *Non-Residential Design Standards* and the standards of this section. In the event of conflict, the standards of this section shall control.

Further, that **Section 5.7.6., Development Plans Required for All Mixed-Use Developments**, is hereby amended to read as follows:

5.7.6. DEVELOPMENT PLANS REQUIRED FOR ALL MIXED-USE DEVELOPMENT

All mixed-use developments in the NMU, RMU, LCMUO, and EDO districts shall require approval of a Mixed-Use Development Plan in accordance with Section 10.4.5A.

Further, that **Section 5.8.5., Downtown Neighborhood Overlay | DNO**, is hereby deleted in its entirety and shall hereafter read as follows:

5.8.5. RESERVED

Further, that **Section 5.10.2., Applicability**, is hereby amended to read as follows:

5.10.2. APPLICABILITY

All development subject to this article shall set aside the following minimum amounts of land area as common open space that meets the standards of this section.

- A. For single-family attached development with more than five units: at least 200 square feet per unit.
- B. For multi-family residential buildings with a gross floor area greater than 20,000 and up to 50,000 square feet: 5 percent of total gross site area.
- C. For multi-family residential buildings with a gross floor area greater than 50,000 square feet: 8 percent of total gross site area.
- D. For non-residential and mixed-use buildings with a gross floor area greater than 10,000 and up to 50,000 square feet: 3 percent of total gross site area.
- E. For non-residential and mixed-use buildings with a gross floor area greater than 50,000 square feet: 5 percent of total gross site area.
- F. For all multi-family and mixed-use development in Form-Based Zoning Districts, common open space standards are established in Article 13.

Further, that **Section 5.10.3., Common Open Space Standards, Subsection D., Use of Common Open Space Areas, Subsection 1.**, is hereby amended to read as follows:

- 1. The following minimum percentages of the required common open space shall be useable. For purposes of this requirement, useable common open space includes areas classified as active recreational areas; formal plantings, public art, and gardens; squares, forecourts, plazas, and parks; or public access easements:
 - a. DT-FBZD, other FBZ Districts, mixed-use districts: 60 percent
 - b. All other residential districts: 40 percent

Further, that **Section 5.12.2., Applicability, Subsection A.**, is hereby amended to read as follows:

- A. These standards are applicable to new construction or development of multi-family dwelling units in all non-residential zoning districts, except:
 - 1. When multi-family dwellings are not permitted by Section 3.2, *Supplemental Use Standards*.
 - 2. In Form-Based Zoning Districts (FBZDs) – Standards in Article 13 apply.

Further, that **Section 5.12.4., Site Design and Building Organization, Subsection E., Site Amenities, Subsection 5.**, is hereby deleted in its entirety and **Subsection 6.** shall be renumbered as **Subsection 5.**

Further, that **Section 5.13.2., Applicability, Subsection A.**, is hereby amended to read as follows:

- A. These standards are applicable to new construction or development of mixed-use residential development or buildings in all non-residential zoning districts, except:
 - 1. When mixed-use is not permitted by Section 3.2, *Supplemental Use Standards*.
 - 2. In Form-Based Zoning Districts (FBZDs) – Standards in Article 13 apply.

Further, that **Section 5.13.5., Site Design and Building Organization, Subsection C., Site Amenities, Subsection 5.**, is hereby deleted in its entirety and **Subsection 6.** shall be renumbered as **Subsection 5.**

Further, that **Article 7, Sign Standards, Section 7.6.9., Electronic Message Center,**

- C. EMCs are only allowed on freeways and arterials and not allowed in DT-FBZ-Core zoning district.

{the rest of the text shall remain unchanged}

Further, that **Section 7.8.4., Wall Signs, Subsection K., Special Conditions, Subsection 2.**, is hereby amended to read as follows:

- 2. Cabinet signs are prohibited in all FBZDs, EDO, LCMUO, NMU, and RMU districts.

Further, that **Section 7.8.4., Wall Signs, Subsection K., Special Conditions, Subsection 6.**, is hereby amended to read as follows:

- 6. Wall murals may be allowed in the Entertainment District Overlay (EDO) district, DT-FBZD, and the International Corridor (TIRZ 7) area, subject to the conditions set forth in Section 7.8.17.

Further, that **Section 7.8.5., Projecting Signs (Blade), Subsection J., Additional Standards, Subsection 8.**, is hereby amended to read as follows:

- 8. Projecting signs serving as building identification on buildings with three or more stories in the FBZD and EDO districts shall be allowed a maximum sign area of 150 square feet. Additionally, no restrictions will apply to the width or projection from the wall.

Further, that **Section 7.8.9., Awning Signs, Subsection J., Additional Standards, Subsection 5.**, is hereby amended to read as follows:

5. In the FBZD district, awnings may be used as the primary business sign. Awnings within FBZD shall also comply with Article 13 standards for shading requirements.

Further, that **Section 7.8.17., Wall Murals, Subsection A., Subsection 1.**, is hereby amended to read as follows:

1. Wall murals are only allowed on non-residential structures in the following locations:
 - a. DT-FBZD district
 - b. Entertainment District Overlay (EDO) district
 - c. International Corridor (TIRZ 7) area

Further, that **Article 10, Review Procedures, Section 10.2, Table of Procedures, Table 10.2-1: Summary Table of Review Procedures**, is hereby revised by the addition of two additional rows to the table under “Zoning Procedures”. The two rows to be inserted on the table following “Zoning Variances and Appeals” shall read as follows:

FBZ Minor Modification	✓	L	D					10.4.24
FBZ Major Modification	✓	L	R				D-H	10.4.25

Further, that **Section 10.3.6., Public Notice, Subsection F., Summary Table of Notice Requirements, Table 10.3-2: Summary Table of Notice Requirements**, is hereby revised by the addition of one row to the table to be inserted after “Multi-family Development Plans”. Said row shall read as follows:

FBZ Major Modifications		✓	✓		11 days
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Further, that **Section 10.3.8, Criteria, Subsection A., Generally, Subsection 1.**, is hereby amended to read as follows:

1. All applications shall comply with all applicable standards in Articles 2 through 7 and Article 13 of this Code, this section, and Section 10.4, *Specific Review Procedures*.

Further, that **Section 10.4.2., Zoning Map Amendments (Zone Changes), Subsection H., Withdrawal and Reapplication, Subsection 2., Table 10.4-1: Zoning District Intensity**, is hereby revised by replacing “DB | Downtown Business” with the following:

DT-FBZD	Downtown Form-Based Zoning District
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Further, that **Section 10.4.4, Zoning Site Plans, Subsection J., Appeals**, is hereby amended to read as follows:

J. Appeals

Appeals from the decision of the Zoning Administrator are to the Zoning Board of Adjustment unless the zoning site plan is in the FBZD. An appeal of a zoning site plan in the FBZD is processed as an FBZ Major Modification.

Further, that **Section 10.4.5., Multi-Family Development Plans, Subsection A., Applicability and Jurisdiction, Subsection 2., Paragraph a.**, is hereby amended to read as follows:

- a. New construction of a multi-family residential building in the RMF-22, NMU, or RMU district.

Further, that **Section 10.4.5A., Mixed-Use Development Plans, Subsection A., Applicability and Jurisdiction, Subsection 2., Paragraph a.**, is hereby amended to read as follows:

- a. New construction of a mixed-use building in the NMU, RMU, LCMUO, and EDO districts.

Further, that **Section 10.4, Specific Review Procedures**, is hereby amended by the addition of **Section 10.4.24, FBZ Minor Modifications**, which shall read as follows:

10.4.24. FBZ MINOR MODIFICATIONS

A. Purpose

The purpose of FBZ Minor Modifications is to allow for small adjustments to be made to standards in the Form-Based Zoning District Standards in Article 13 and the specific FBZD regulations.

B. Initiation

See Section 10.3.3.

C. Pre-Application Conference

The applicant is required to attend a pre-application meeting in accordance with Section 10.3.4.

D. Completeness Determination

See Section 10.3.5.

E. Approval Procedures

1. Jurisdiction

The Zoning Administrator shall approve, approve with conditions, or deny request for FBZ Minor Modification(s)

2. Approval of FBZ Minor Modification(s)

- a. If the Zoning Administrator determines that the FBZ Minor Modifications comply with this Code, the Zoning Administrator shall approve them and notify the applicant in writing. The Minor Modifications may be approved in conjunction with the associated Zoning Site Plan.
- b. If the requested Minor Modification requires changes to the Zoning Site Plan conditions in order to comply with this Code, the Zoning Administrator shall state the conditions in the notice to the applicant. If a subdivision plat is required for the development, the Zoning Administrator may condition all the approvals on plat approval.

3. Denial of FBZ Minor Modification and related Zoning Site Plan

If the Zoning Administrator determines that the FBZ Minor Modification(s) and related zoning site plan do not comply with this Code, the Zoning Administrator shall deny the zoning site plan and notify the applicant in writing. The notification shall include an explanation of why the zoning site plan was denied.

F. Criteria

See Section 10.3.8.

G. Withdrawal And Reapplication

See Section 10.3.9.

H. Scope Of Approval

See Section 10.3.10.

I. Appeals

Appeals from the decision of the Zoning Administrator are processed as an FBZ Major Modification.

Further, that **Section 10.4, Specific Review Procedures**, is hereby amended by the addition of **Section 10.4.25, FBZ Major Modifications**, which shall read as follows:

10.4.25. FBZ MAJOR MODIFICATIONS

A. Purpose

The purpose of FBZ Major Modifications is to allow for adjustments to be made beyond Minor Modifications to standards in the Form-Based Zoning District Standards in Article 13.

B. Initiation

Interested property owner or applicant may initiate a Major Modification.

C. Pre-Application Conference

The applicant is required to attend a pre-application meeting in accordance with Section 10.3.4.

D. Completeness Determination

See Section 10.3.5.

E. Notice

Published, written, and posted notice required. See Section 10.3.6.

F. Approval Procedures

1. Action by the Zoning Administrator

The Zoning Administrator shall make a recommendation on all requested FBZ Major Modifications to the City Council. The Zoning Administrator shall forward a recommendation to approve, conditionally approve, or deny the application to City Council.

2. Action by City Council

a. The City Council has final authority to approve, conditionally approve, or deny the application for FBZ Major Modification(s).

b. If the City Council conducts a public hearing, it may approve, deny, modify, or remand the application to the Zoning Administrator.

G. Withdrawal And Reapplication

See Section 10.3.9.

H. Scope Of Approval

See Section 10.3.10.

I. Appeals

See Section 10.3.12.

Further, that **Article 12, Definitions**, is hereby amended by adding **Section 12.8., Form-Based Zoning Related Terms**, which shall read as follows:

12.8 FORM-BASED ZONING RELATED TERMS

12.8.1 TERMS USED IN ARTICLE 13 FORM BASED ZONING

Accessways

May be either public or private alleys, cross-access easements, connecting driveways or combination of the above to provide alternative access to properties, typically along the rear of a block to limit driveways along major corridors or along Type 'A' Frontages.

Base Sub-districts

Are a series of zoning districts that have been pre-established in Section 13.1 based on transect of neighborhoods from least intense to most intense to be applied through calibration to different areas and neighborhoods in the city.

Build-to Zone

Shall be the zone between the maximum and minimum building setback. For example, if the minimum setback is 5 feet and the maximum setback is 15 feet, the Build-to Zone is 10 feet.

Ground Floor Commercial Ready Frontage

Are requirements along specific block frontages for ground floors to be built to Commercial Ready standards as established in Section 13.1.7.

Form-Based Zoning (FBZ)

General term used for all zoning standards and districts created under Article 13.

Form-Based Zoning District (FBZD)

Actual physical area zoned FBZ and standards applicable to each district and a generic term to reference all form-based zoning districts created in the city.

Form-Based Zoning District Regulating Plan (FBZD Regulating Plan)

A zoning map created for a specific district, area, or neighborhood that shows character of different areas through the designation of sub-districts, frontage designations, and other special requirements as required under Article 13.1.

Frontage Build-out

Means the percentage of a lot's width that is required to have a building located within the front setback range along the public street. Parks, plazas, squares and pedestrian passages shall be considered as buildings for the calculation of the Frontage Build-out. Parking and service areas shall not be included in the Frontage Build-out calculation.

Frontage Designation or Frontage Type

Means the designation along a lot's street frontage that may be designated as a Type 'A', 'B', or 'C' depending on the redevelopment vision for the district or area. Development standards may vary depending on the frontage designation along a lot.

Major Modifications

Means a requested modification to FBZ-GS or FBZD standards that goes beyond those allowed under the Minor Modifications provisions in Section 13.1 which may only be approved by the City Council.

Minor Modifications

Means a requested modification to FBZ-GS or FBZD standards as allowed under the Minor Modifications provisions in Section 13.1 which may be approved by the Zoning Administrator.

Neighborhood Building Types

Means a range of buildings that are typically similar in bulk and height to detached residential buildings but could include single-family homes, duplexes, triplexes, fourplexes, mansion homes, townhomes, cottage courts, and accessory dwelling units all interspersed in the neighborhood fabric.

Numerical Standard

Shall be any standard in Article 13 that is associated with a number or metric.

Parking Setback

Means the distance that any surface parking lot is to be set back from either the principal building façade line or property line along any street frontage. Surface parking may be located anywhere behind the parking setback line on the property.

Pedestrian Passage or Paseo

Means a block face (typically longer than 600 feet) that is interrupted by a pedestrian cut-through in the middle of the block instead of a street and meets the standards in Section 13.1.8.

Project Circulation Plan

When required, it shall be a plan meeting the requirements in Section 13.1.8 that shows the general circulation (pedestrian, automobile), block layout, access, together with any Traffic Impact Statements that may be required by the city.

Regulating Plan

General term used for a zoning map created under Article 13 meeting the standards for form-based zoning under this Article.

Special Districts

Are zoning districts that do strictly fall under one of the base sub-districts established and are tailored to implement a district or area's unique vision.

Special Requirements

Are requirements identified in the Regulating Plan that are based on specific locational characteristics.

Street Typology

Means the classification of the street that goes beyond the functional classification system of arterial, collectors, and local streets but also considers the land use characteristics and pedestrian context.

Terminated Vista

Means the creation of an interesting building element or object at the end of a street at a T intersection or at a focal point. Terminated vistas could be shown on the FBZD Regulating Plan.

Urban Building Types

Means a range of building types permitted in the form-based zoning districts with distinct design and form standards to ensure pedestrian orientation and mixed use and distinguish them from Neighborhood Building types.

Land Use Definitions

Dwelling, duplex (side-by-side or stacked)

A detached building on a single lot that contains two dwelling units arranged either side-by-side (sharing a common wall) or stacked (one wholly or partially above the other). Each unit is a Dwelling Unit with independent provisions for living/sleeping, cooking, and sanitation.

Dwelling, triplex (side-by-side or stacked)

A building that contains three dwelling units on a single lot, arranged side-by-side and/or stacked, with each unit meeting the definition of a Dwelling Unit. For use classification purposes, a Triplex is a subset of Dwelling, Multi-Family.

Dwelling, fourplex (side-by-side or stacked)

A building that contains four dwelling units on a single lot, arranged side-by-side and/or stacked (two down/two up), with each unit meeting the definition of a Dwelling Unit. For use classification purposes, a Fourplex is a subset of Dwelling, Multi-Family.

Dwelling, mansion apartment (5 – 8 units per building)

A house-scale multi-unit building designed to resemble a large single house in massing and façade composition that contains five to eight dwelling units on a single lot. Units may be accessed by a common primary entrance (shared lobby/hall) and/or individual exterior entrances. For use classification purposes, this building type is a subset of Dwelling, Multi-Family.

Dwelling, apartment (over 8 units per building)

A multi-unit building that contains nine (9) or more dwelling units, typically accessed by shared entries, interior corridors, and/or elevators, and that may include common amenities for residents. For use classification purposes, this building type is a subset of Dwelling, Multi-Family.

Cottage Court

Means a cluster of house scale dwellings, either detached or attached, oriented to a shared pedestrian focused open space such as a courtyard or paseo, so that units front the shared space and/or a public street. Units may be platted on individual lots or on a single lot meeting the standards in Section 13.1.7.

Further, that the “**Unified Development Code**” Chapter of the Code of the City of Arlington, Texas, 1987, is hereby amended through the addition of a new Article, entitled **Article 13: Form-Based Zoning**, which is attached hereto as “**Exhibit A**”, and incorporated by reference for all legal purposes.

2.

Any person, firm, corporation, agent or employee thereof who violates any of the provisions of this ordinance shall be guilty of a misdemeanor and upon conviction thereof shall be fined an amount not to exceed Two Thousand Dollars and No Cents (\$2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

3.

This ordinance shall be and is hereby declared to be cumulative of all other ordinances of the City of Arlington; and this ordinance shall not operate to repeal or affect any of such other ordinances except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this ordinance, in which event such conflicting provisions, if any, in such other ordinance or ordinances are hereby repealed.

4.

If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be unconstitutional, such holding shall not affect the validity of the remaining portions of this ordinance.

5.

All of the regulations provided in this ordinance are hereby declared to be governmental and for the health, safety and welfare of the general public. Any member of the City Council or any City official or employee charged with the enforcement of this ordinance, acting for the City of Arlington in the discharge of his/her duties, shall not thereby render himself/herself personally liable; and he/she is hereby relieved from all personal liability for any damage that might accrue to persons or property as a result of any act required or permitted in the discharge of his/her said duties.

6.

Any violation of this ordinance can be enjoined by a suit filed in the name of the City of Arlington in a court of competent jurisdiction, and this remedy shall be in addition to any penal provision in this ordinance or in the Code of the City of Arlington.


7.

The caption and penalty clause of this ordinance shall be published in a newspaper of general circulation in the City of Arlington, Texas, in compliance with the provisions of Article VII, Section 15, of the City Charter. Further, this ordinance may be published in pamphlet form and shall be admissible in such form in any court, as provided by law.

8.

This ordinance shall become effective on the 1st day of June, 2026.

PRESENTED AND GIVEN FIRST READING on the 7th day of April, 2026, at a regular meeting of the City Council of the City of Arlington, Texas; and GIVEN SECOND READING, passed and approved on the 21st day of April, 2026, by a vote of 9 ayes and 0 nays at a regular meeting of the City Council of the City of Arlington, Texas.



JIM R. ROSS, Mayor

ATTEST:



ALEX BUSKEN, City Secretary



APPROVED AS TO FORM:
MOLLY SHORTALL, City Attorney

BY 
