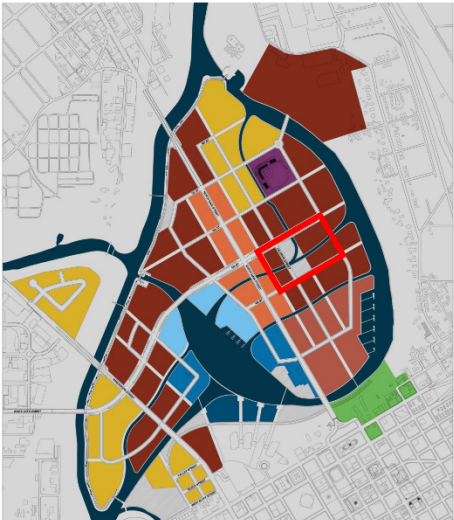
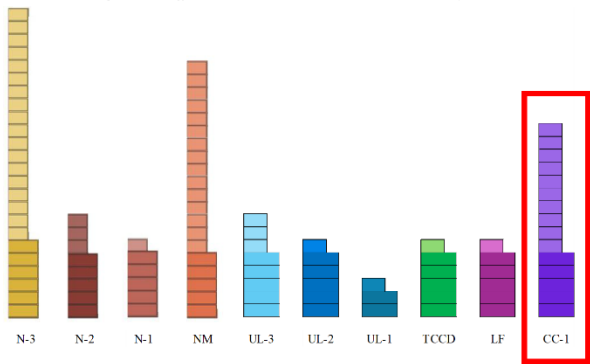


PANTHER ISLAND SITES AND BUILDINGS



Note: All cases of projects needing a lesser height will be required to go to the UDC and the Board of Adjustment.



Minimum and Maximum Heights by Development Zone		
Development Zone	Maximum Height	Minimum Height*
Neighborhood Zone One (N-1)	72 Feet	5 Floors
Neighborhood Zone Two (N-2)	96 Feet	5 Floors
Neighborhood Zone Three (N-3)	288 Feet	6 Floors
North Main (NM)	20 floors	5 Floors
Urban Lake Zone One (UL-1)	36 Feet	2 Floors
Urban Lake Zone Two (UL-2)	72 Feet	5 Floors
Urban Lake Zone Three (UL-3)	96 Feet	5 Floors
Tarrant County College Zone (TCCD)	72 Feet	5 Floors
LaGrave Field Zone (LF)	72 Feet	5 Floors
Canal C-Phase One Zone (CC-1)	180 Feet & 15 Stories	5 Stories**

*One-story buildings are permitted if at least one of the following conditions is met:

1. When part of a development site with a building height of 6 stories or greater; or
2. The structure is an accessory structure.

** Exceptions to minimum building height requirement for buildings or kiosks are permitted when all of the following conditions are met (see Special Use Conditions):

1. Is part of a development site that predominantly meets the minimum height standard of the subdistrict.
2. Is located directly adjacent to a canal OR directly adjacent to or across street from designated active open space.
3. Limits uses to single-tenant cafes, retail/food service kiosks, bike hubs, small retail, or community spaces.

Figure 9 Existing FBC page 35 with red lines shown with the proposed updates.

PANTHER ISLAND LAND USE

Intent and Principles

The intent of the land use section is to provide clear guidance on permitted land uses in the Panther Island District. As emphasized in the first section, the regulatory focus in Panther Island is on building form, with land use regulation secondary so as to promote a mixed-use environment where buildings are designed to adapt to changes in use over time. While Panther Island's land use regulations provide greater flexibility than most zoning districts, special conditions apply in the neighborhood zones, which should be predominantly residential in character. The land use classifications have been simplified and are intended to provide additional flexibility to developers. The principles below should guide Panther Island land uses.

- Promote a mix of uses that provide daily services to residents within a ¼ mile walking distance.
- Encourage high-density residential and locally-owned neighborhood retail uses in neighborhood zones.
- Support North Main Street as Panther Island's commercial district, and encourage a mix of national and locally-owned retail and commercial uses along North Main Street.
- **Support the implementation of the Panther Island Strategic Vision Update (Vision 2.0) with the creation of an interim Canal C – Phase I core zone.**
- Encourage memorable waterfront restaurants and civic destinations.
- Provide a center for educational and related uses in the Tarrant County College Zone.

SPECIAL ~~CONDITIONS~~ USE CONDITIONS— NEIGHBORHOOD ZONES

Neighborhood Zone Standards

- All non-residential uses (in the Neighborhood Zones) are limited to 1/3 of the total square footage of a development site. If the Urban Design Commission feels that a development proposal is meeting the development principles for Panther Island, they may waive part or all of the non-residential limit.
- In N-3 districts, office uses shall be limited to the lower 120 feet in a building. If structured parking is provided within the building, then the office height may be increased by one foot for each foot of structured parking above ground, to a maximum of 168 feet.
- Waterfront restaurants are exempt from the above standard; waterfront restaurants are limited to 10,000 square feet and may be located on the first and second floor.
- Residential is allowed on any floor.

Neighborhood Zone Guideline

- Developers are encouraged to locate neighborhood retail uses at important street corners first. In time, neighborhood retail uses are encouraged in other locations as demand for neighborhood retail increases.

Special Conditions for Urban Lake Zones

- ~~Non-residential uses are limited to the lower two levels.~~

Figure 10 Existing FBC page 52 with red lines with the proposed updates.

SPECIAL USE CONDITIONS—URBAN LAKE ZONES

Special Conditions for Urban Lake Zones

- Non-residential uses are limited to the lower two levels.

SPECIAL USE CONDITIONS—CANAL C—PHASE 1

Canal C—Phase 1 Intent for Exceptions to Minimum Building Height Requirement:

Allow buildings that do not meet minimum height requirement in all Development Zones when such buildings are intended to:

- Animate plazas, open spaces, and pedestrian corridors with active ground-floor uses.
- Provide accessible, human-scaled amenities that support daily life and neighborhood vibrancy.
- Reinforce walkability by creating welcoming edges and visual interest at the street level.
- Offer flexible formats for local businesses, pop-ups, and civic programs.
- Complement larger buildings and public realm investments by filling gaps in frontage and enhancing the pedestrian experience.

Canal C—Phase 1 Standards for Exceptions to Minimum Building Height Requirement

- Part of a development that includes buildings meeting the minimum height standard in the corresponding Development Zone.
- Located directly adjacent to canal OR directly adjacent to or across street from street designated active open space.
- Uses limited to single-tenant cafés, retail/food service kiosks, bike hubs, small retail, or community spaces.

Figure 11 New page 53 with the proposed FBC updates.



Yes! Stand-alone buildings with clear integration of indoor/outdoor activation and connection to surrounding development and open spaces

Figure 12 New page 54 with the proposed FBC updates.



Yes! Attached or adjacent food and beverage that supports adjacent high-intensity uses.

Figure 13 New page 55 with the proposed FBC updates.



Yes! Food and retail kiosks that accent higher intensity uses and surrounding open spaces.

Figure 14 New page 56 with the proposed FBC updates.

PANTHER ISLAND LAND USE



No! Vehicle oriented with no interface to surrounding development.



No! Exclusively/predominantly indoor-oriented activation.



No! Limited outdoor activity without clear linkage to building; lack of façade transparency.



No! Multi-tenant and too large to be considered accent; should be integrated into ground floor of conforming development.

LAND
USE

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Figure 15 New page 57 with the proposed FBC updates.

Attachments:

Ord Sec 4.1304 CC-1 Text Amendment (Zoning Commission)

Exhibit A: Panther Island Form-Based Code

Exhibit B.17