

# Single Family Residential - Rural

## Description:

1-2 Dwelling Units/Acre

Approximately 217 acres of this type of residential use is planned with a maximum of 2 dwelling units per acre. This type of land use serves to both preserve and expand the rural character of the community. Very low density residential areas are typically not suitable or desirable for urban development, therefore this development pattern also serves to protect the natural environment. These areas are often without typical urban services, such as public water and wastewater, sidewalks, curbs, and gutters. The typical cross-section includes bar ditches.

## Purpose:

Bucolic / Historic

Preserve bucolic historical character of Crowley;

Allow limited residential development while protecting environmental quality; and

Encourage the clustering of homes for new residential developments to prevent sprawling, large lot subdivisions.

## Application:

Adjacent to city limits, creek

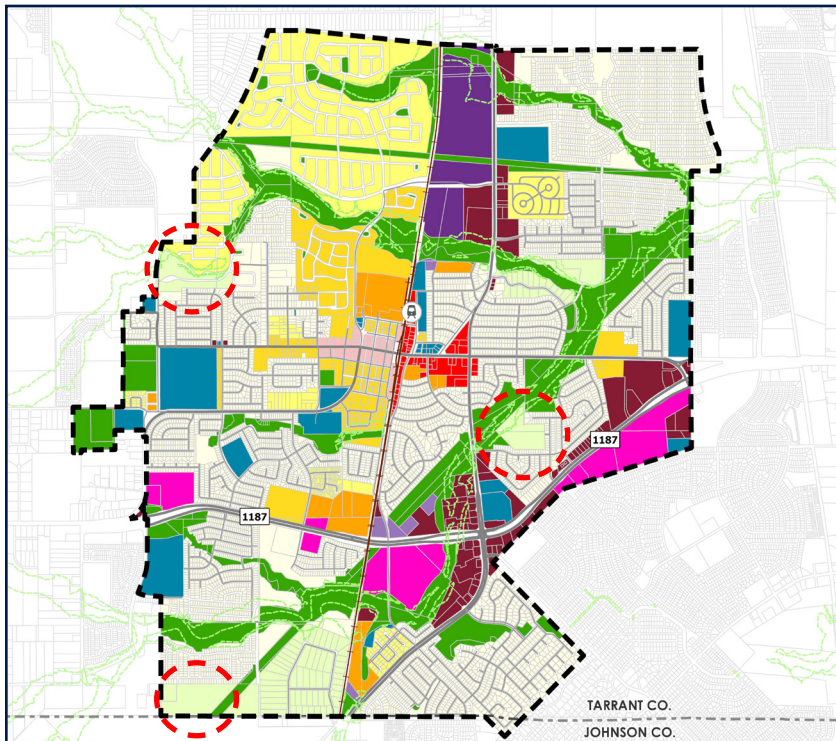
Use when zoning is least intense to accommodate another residential option which promotes traditional community identity;

Apply to environmentally sensitive watersheds and rural areas; and

Clustering should be limited to an average of 1 du/acre and total impervious area of 25 percent or less.

RR

Rural Residential



Future Application: adjacent to Deer Creek; behind Mesa Vista  
Existing Example: Horse Creek Farms



# Single Family Residential - Low Density

## Description:

3-5 Dwelling Units/Acre

At approximately 1,492 acres, this type of residential land use pattern has been and will continue to be the predominant housing option in Crowley. This type of neighborhood is served by typical municipal services, such as public water and wastewater, sidewalks, curbs, and gutters.

## Purpose:

Traditional Suburban Homes

Preserve the land use pattern and future viability of existing neighborhoods;

Encourage new infill development that continues existing neighborhood patterns of development; and

Protect residential neighborhoods from incompatible business or industry.

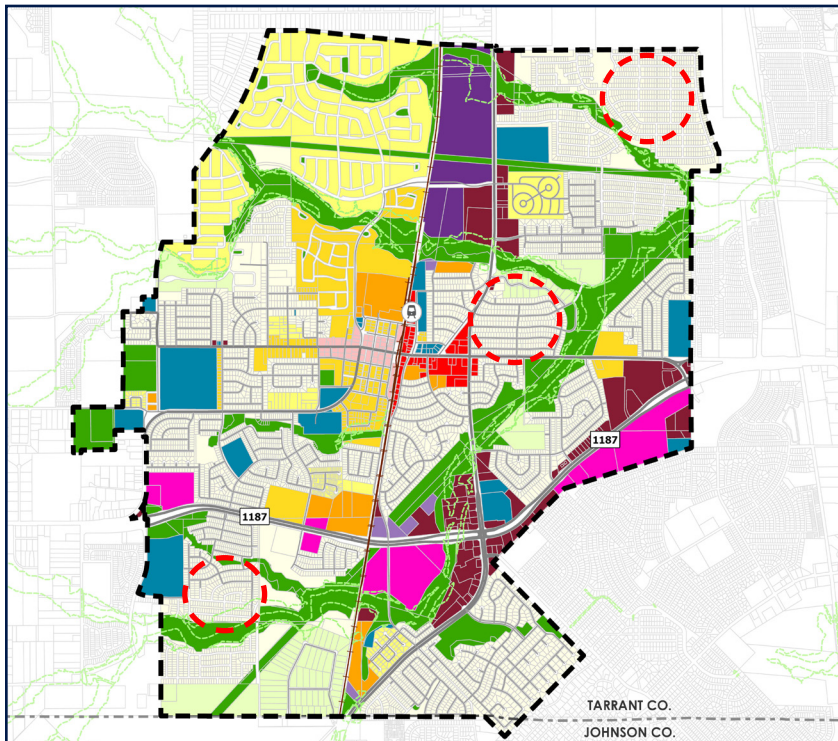
## Application:

Throughout city

Limit further application for new development since this is currently the predominant single family use in Crowley.

LD

Low Density Residential



Future Application: Off of SH 1187 - future sections of Creekside

Existing Example: Throughout Crowley



# Single Family Residential - Medium Density

## Description:

6-10 Dwelling Units/Acre

Approximately 448 acres is anticipated at build-out of this type of residential land use pattern. This type of neighborhood is served by typical municipal services, such as public water and wastewater, sidewalks, curbs, and gutters. Both attached or detached single-family homes are appropriate in this category which provides an affordable housing option suitable to specific cohorts – retirees and/or two-income households with no children. With small yards the number of dwelling units per acre can vary widely depending on layout and open space requirements.

## Purpose:

Increased Housing Options

Provides housing options for existing and future residents; and

Allows small lot single family development to make efficient use of land in close proximity to commercial corridors while providing new home ownership opportunities.

## Application:

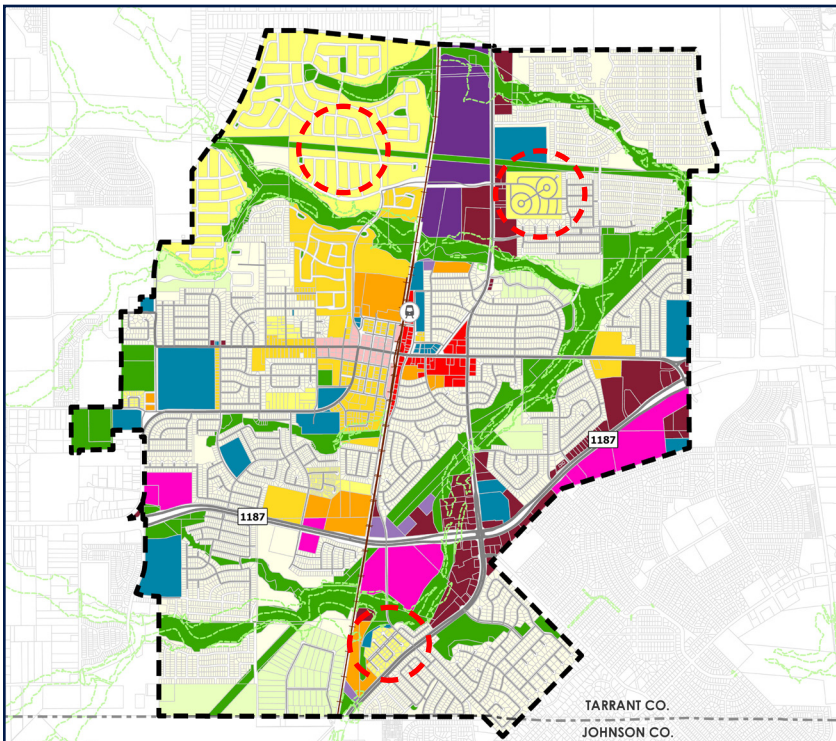
Throughout city

Small lot single family is generally most appropriate for infill sites in areas with easy access to transportation; and

Can be used as a buffer between high- and low-density residential neighborhoods.

MD

Medium Density Residential



Future Application: Sections of new Karis Development  
Existing Example: Stone Gate Village



# Single Family Residential - High Density

## Description:

10-20 Dwelling Units/Acre

Approximately 225 acres is anticipated of this type of residential land use pattern, which is appropriate in the future walkable downtown district and proximate to commuter rail. This type of neighborhood is served by typical municipal services, such as public water and wastewater, sidewalks, curbs, and gutters. Because of the density, it is an efficient development pattern with regard to municipal services and proximity to a variety of commercial uses. Attached single-family homes are appropriate in this category which provides another housing option. With a more urban feel, this housing option is a lifestyle choice with reduced maintenance and increased walkability.

## Purpose:

Promote downtown Crowley

Provide options for the development of higher-density, owner-occupied housing in areas as specified by city regulations; and

Encourage higher density residential uses along residential corridors.

## Application:

In Downtown District

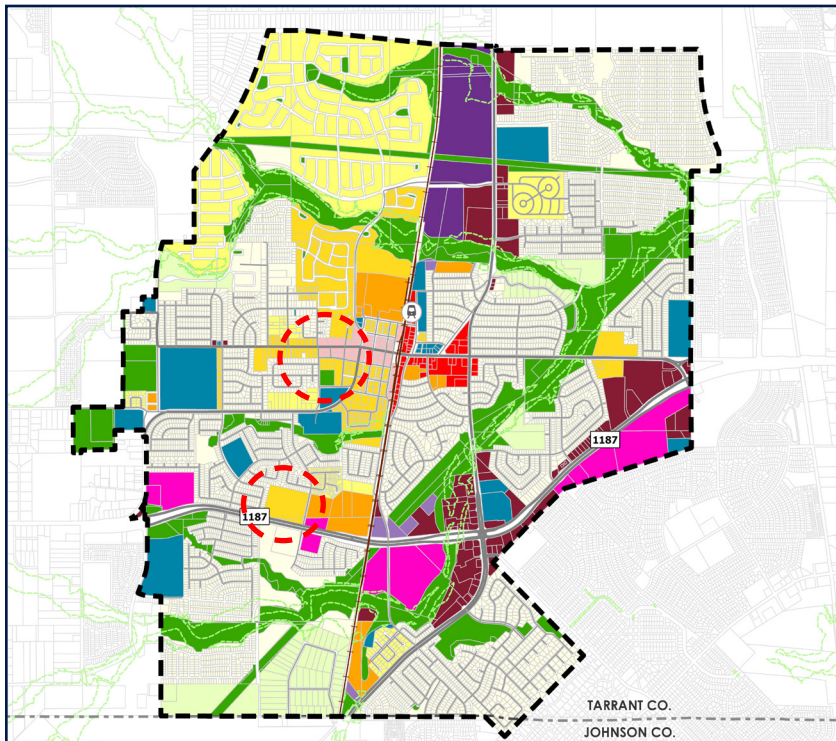
Appropriate to manage development along major corridors that are primarily residential in nature, and

Can be used to buffer between commercial and low-density residential areas.

May be applied to redevelopment of existing mobile home parks.

HD

High Density Residential



Future Application: Downtown Crowley and parts of Karis  
Existing Example: Not Applicable



# Single Family Residential - Downtown ADUs

## Description:

+1-4 dwelling units/acre

Accessory dwelling units are a tool to provide options for residential uses. Appropriate for new and existing neighborhoods, new city regulations are required to permit this type of land use. While it is a residential option on existing single family detached residential lots, it is also an economic development tool to provide the necessary "rooftops" for new commercial development. It also is a means to house several generations on one lot allowing for the care of elderly relatives and assisting a young adult just beginning a career.

## Purpose:

Promote downtown Crowley

Provides an affordable option for recent college graduates or multi-generational families;

Can be a source of additional income to assist property owners with mortgage or household costs; and

Supports transportation alternatives, such as a commuter rail station, in the downtown core.

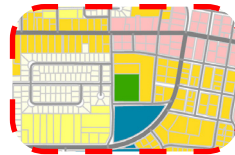
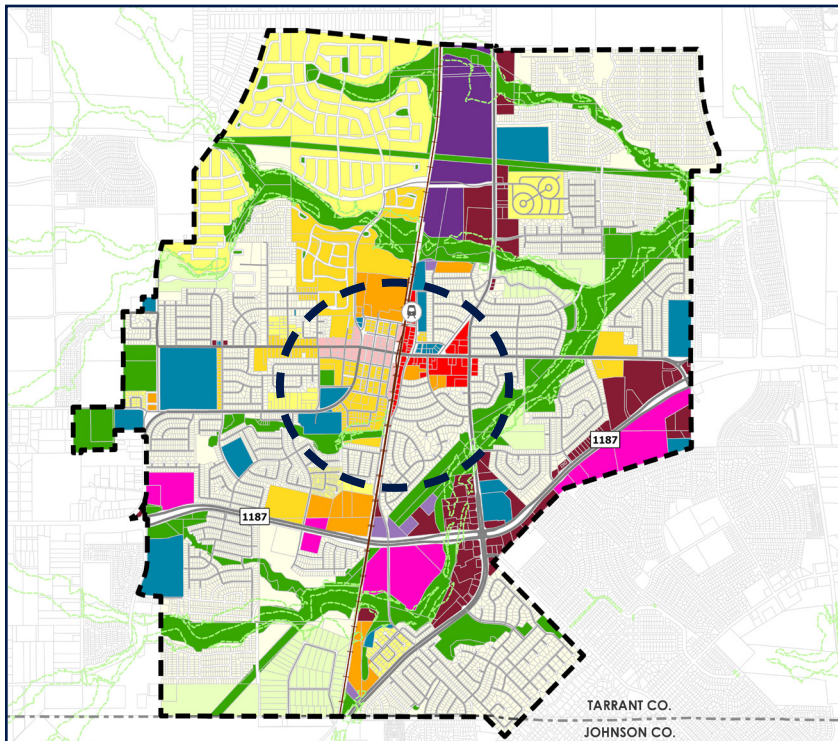
## Application:

In Downtown District

Suitable in areas as determined by city officials and codified in amended city regulations.

ADU

Accessory Dwelling Units



Future Application: Downtown Overlay District

Existing Example: Not Applicable



# Multifamily Residential

## Description:

10-20 dwelling units/acre

Housing which provides both affordable housing options and another opportunity for the aging population to remain in their community (aka age in place) with the provision of age-restricted and/or senior living housing. Dwelling units per acre can vary widely depending on layout and open space associated with the development. Similar to high density single family housing, 10-20 dwelling units per acre would be suitable. Less than 100 acres is recommended for this type of residential use in Crowley.

## Purpose:

Affordable housing option

Preserve existing multifamily and affordable housing;

Maintain and create affordable, safe, and well-managed rental housing;

Capture economic benefit and provide housing needs for nearby Tarrant State campus.

## Application:

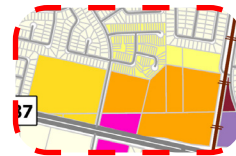
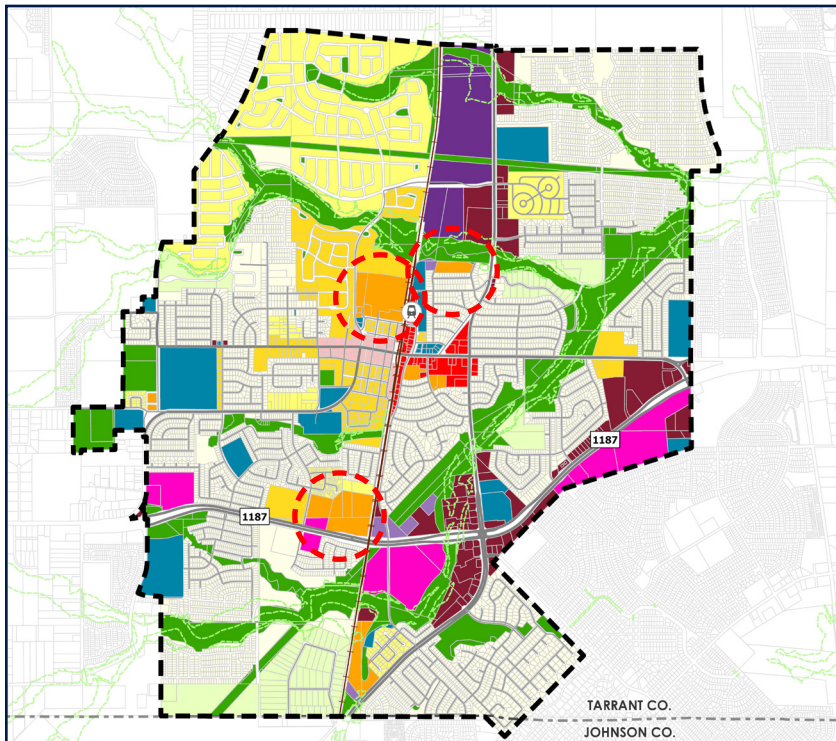
Along major corridors

Appropriate to designate areas of this type of housing along major corridors and near downtown Crowley, and

Can be used to buffer between industrial (depending on type of industrial use) and single family residential areas.

MF

Multifamily Residential



Future Application: Downtown Overlay District  
Existing Example: Palladium



# Mixed Use - Downtown District

## Description:

10-20 dwelling units/acre, where applicable

Areas along and adjacent to Main Street appropriate for both residential and nonresidential development. Expansion of the Downtown Overlay District is recommended to permit ADUs, as previously discussed, as well as multi-storied buildings with commercial and residential uses. Allow a mixture of complementary land use types, which may include housing, retail, office, commercial services, and civic uses to encourage linking of trips and reduce vehicle trips; Two character zones on proposed and are discussed in greater detail on the following pages. The railroad tracks are the existing and obvious physical divider between the two zones.

## Purpose:

Bolster Crowley identity

Allow live-work and flex space on existing commercially zoned property in the district; and

Create development opportunities for underused or vacant sites along Main Street;

Provide flexible land use standards to anticipate and encourage economic development.

## Application:

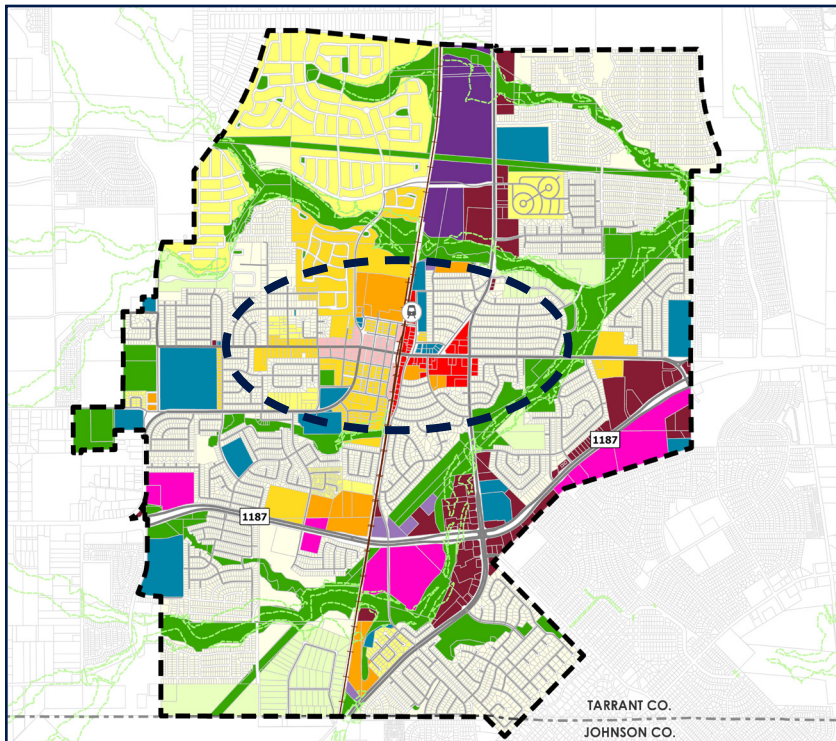
Main Street corridor

Horizontal (1-2 stories) mixed use along West Main Street where smaller existing lots;

Vertical (multi-story) mixed use along East Main Street and close to to FM 731 and civic uses.

MU  
DT

Mixed Use - Downtown



 Future Application: Downtown Overlay District

Existing Example: Not Applicable



West Main

East Main



# Mixed Use - Suburban / Greenfield

## Description:

10-20 dwelling units/acre, where applicable

Larger vacant tracts of land (aka greenfield development) proximate to residential uses with access off of major transportation corridors. Suitable for residential apartments or business offices on the 2nd floor of the buildings (vertical mixed use). Large lots may be laid out with horizontal mixed use with commercial along the frontage of the major corridor and residential or office uses located to the rear.

## Purpose:

Commercial variety

Encourage a combination of commercial and residential development; Provide commercial and business locations close to existing and planned residential neighborhoods;

Provide flexibility in land use standards and regulations to anticipate and encourage economic development.

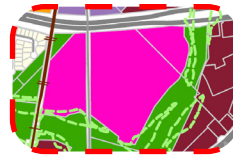
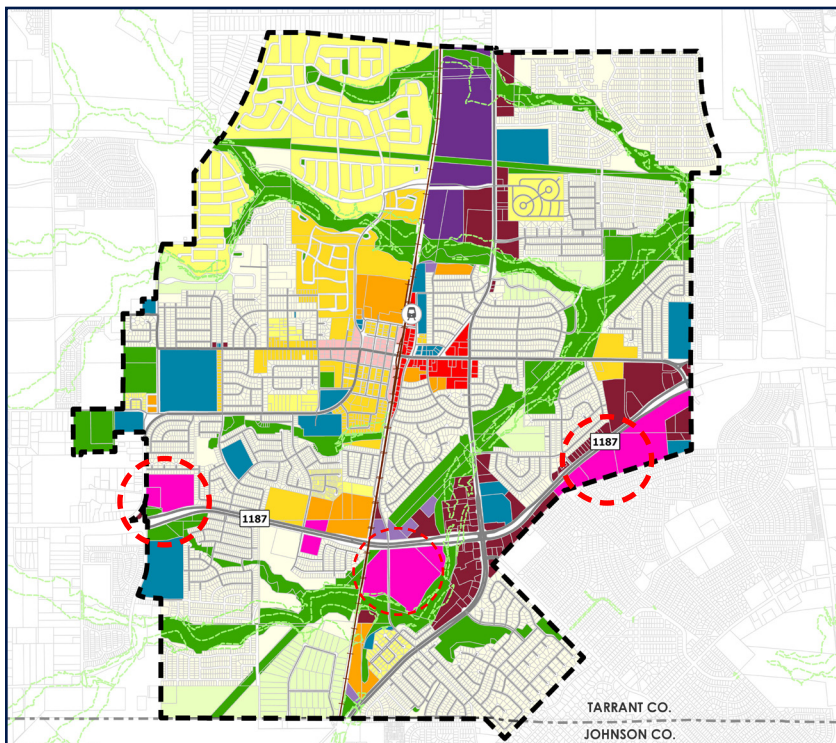
## Application:

Along SH 1187

Allow mixed use development with larger commercial and business buildings along SH 1187;

Establish compatible land uses along the neighborhood edge.

Attract regional market stores in response to development in southern Tarrant County.



 Future Application: SH 1187

Existing Example: Not Applicable



MU  
S

Mixed Use - Suburban

# Commercial - Crowley Crossroad

## Description:

Typical suburban strip commercial centers positioned along the FM 731 and SH 1187 corridors to address both local and regional demand for goods and services. Larger lots and/or developments suitable for a variety of retail and office, commerce uses. Recommend additional development standards to address screening of parking lots and shared driveways.

## Purpose:

Provide shopping uses

Encourage employment centers, office and service uses, commercial activities, and other non-residential development along major thoroughfares; and

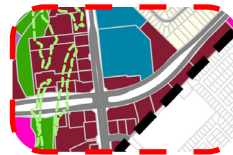
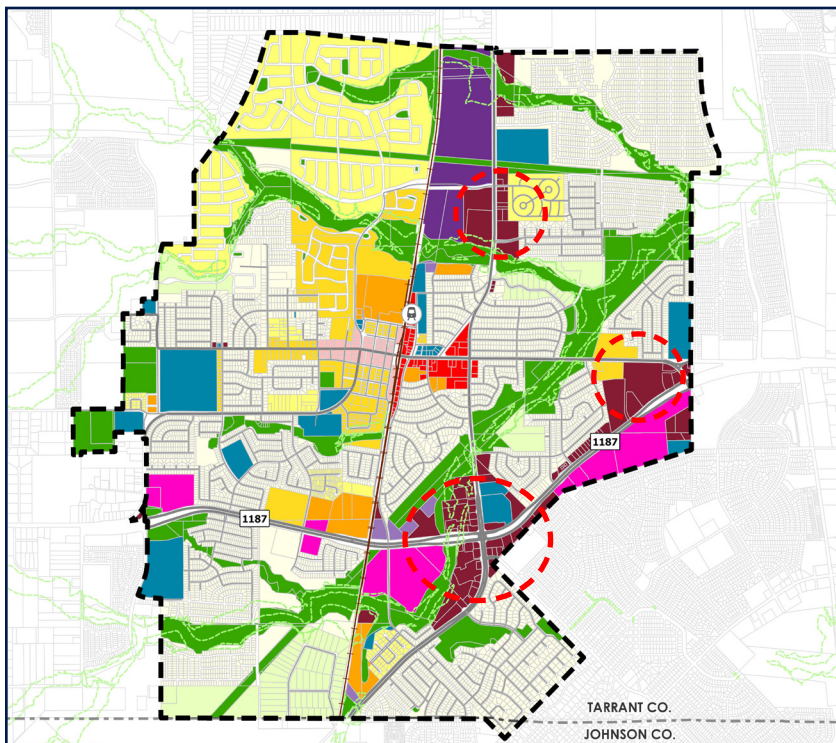
Reserve and limit areas appropriate for auto-oriented commercial uses that are not generally compatible with residential or mixed use.

## Application:

SH 1187 and FM 731

Focus the highest intensity commercial and industrial activities along major highways and thoroughfares; and

Should be used in areas with good transportation access such as frontage roads and arterial roadways, which are generally not suitable for residential development.



Future Application: Frontage of SH 1187 and FM 731

Existing Example: SH 1187 / FM 731



CC

Commercial - Suburban

# Light Industrial / Industrial

## Description:

**Light Industrial** - Light Industrial is less intensive than the Industrial land use, as it includes operations that generate less truck traffic, has loading docks oriented away from public view, and conforms to more restrictive performance standards regarding noise and fumes.

**Industrial** - Situated on larger lots along major thoroughfares, manufacturing, warehousing, and regional distribution are typical uses in an industrial district. Often operations also include loading docks and parking for trucks and equipment.

## Purpose:

To confine potentially hazardous or nuisance-creating activities to defined districts separated from the city core and neighborhoods;

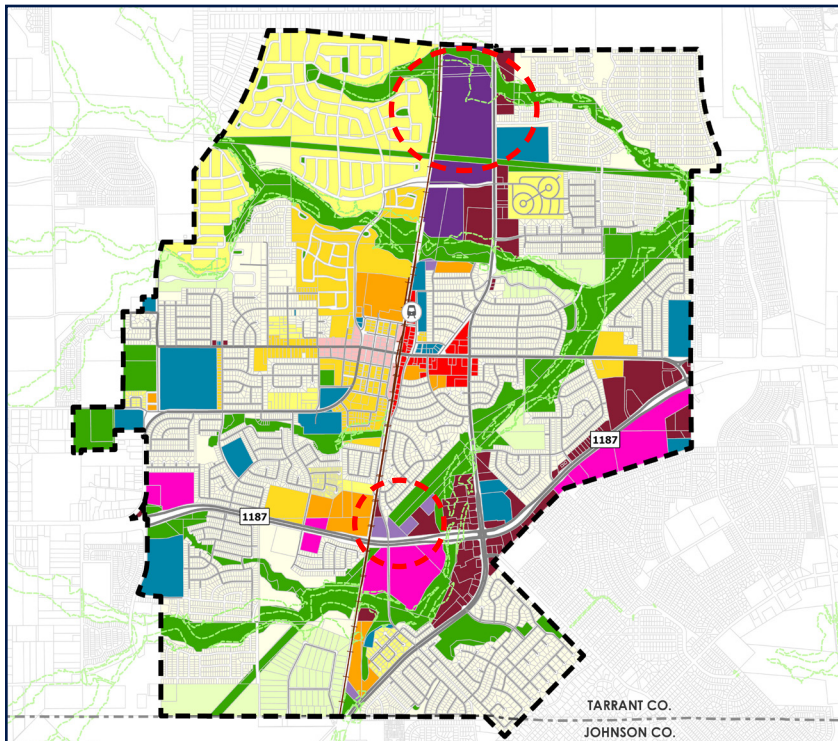
To preserve industrial areas and uses within the city to increase employment opportunities and increased tax base; and

To promote manufacturing and distribution activities in areas with access to major transportation systems.

## Application:

Major corridors

New and expanded industrial development along the major corridors (FM 731 and SH 1187).



**Future Application:** FM 731 and Industrial Blvd; gas well sites

**Existing Example:** FM 731



LI / I

Industrial

# Institutional / Community Services

## Description:

City-owned or school district-owned properties that include parks, public spaces, schools, police and fire stations, libraries, etc. This category may also include churches and non-profit organizations with no associated business use. This land use type allows for flexibility in development for major, multi-functional uses that serve the community.

## Purpose:

Maintain and improve existing parks and open space and associated facilities;

Preserve the availability of sites for civic uses to ensure facilities are adequate for future populations; and

Manage the location of civic uses for the purpose of neighborhood preservation and economic development.

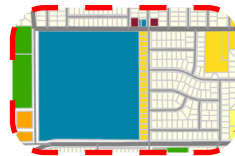
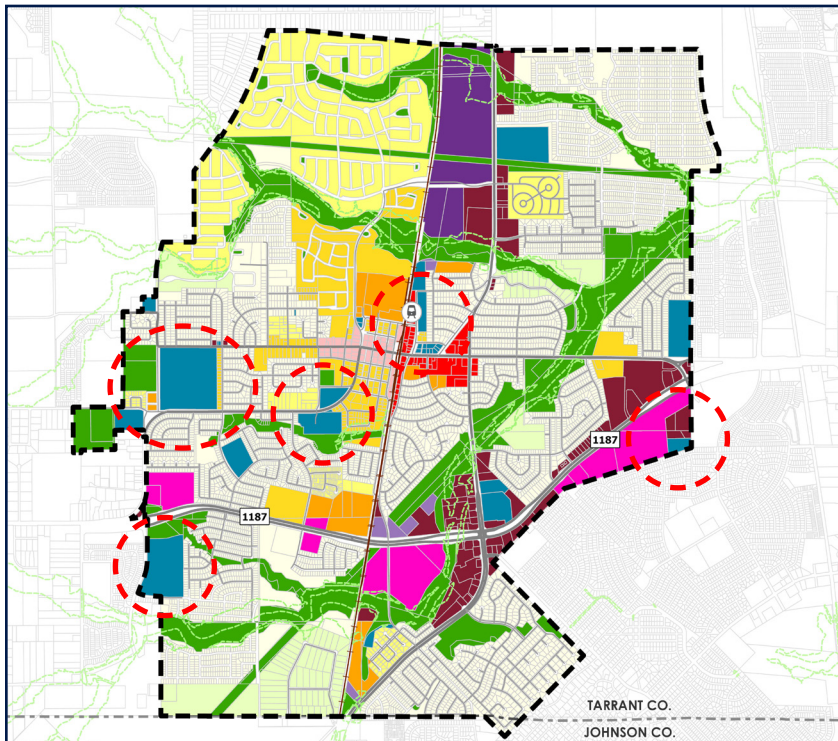
## Application:

Major corridors

Any city-owned and operated facility;

Any school, whether public or private; and

Any use or facility that provides services to the public, such as a church or non-profit social service or public health organization.



**Future Application:** New Fire Station and Main Street plaza

**Existing Example:** Churches, Crowley ISD, City parks and buildings



I / CS

Institutional / Community

