

ZONING DISTRICTS

*For additional information and details, please refer to website
<http://www.benbrook-tx.gov/DocumentCenter/View/4693>*

A - One Family District

This zoning classification is the most restrictive of all residential zones and generally is applied in areas of larger lots, more contemporary subdivision design and layout, and for areas that are designed solely for residential uses. This zoning classification generally is applied in areas of the City to conserve neighborhood character and value and buildings. This classification requires a minimum interior lot size of 9,000 square feet and 10,800 square feet for a corner lot.

B - One Family District

This zoning classification is generally applied in areas of smaller lots, more contemporary subdivision design and layout, and, for areas that are designed solely for residential uses. This zoning classification generally is applied in areas of the City to conserve neighborhood character and value of buildings. This classification requires a minimum interior lot size of 8,400 square feet and 10,080 square feet for a corner lot.

BR - One Family Reduced District

This one family residential zoning district will allow greater design flexibility of residential uses. This district is applied in areas permitting smaller residential lots, smaller residential structures and in areas of transition between Commercial and "A" and "B" One Family Districts. This classification requires a minimum interior lot size of 7,000 square feet and 8,400 square feet for a corner lot.

C - Multiple Family District

This district allows for low density, multiple family development. It is intended for two, three, or four family dwellings. This district is intended for zones of transition from single family zone to higher density multiple family or commercial zones.

CF - Community Facilities District

This district allows for those institutions, health care facilities and related uses that are established in response to the health, safety, educational, religious, and welfare needs of the community.

CR - Multiple Family Restricted District

This district is the most restrictive of the multiple family districts and is intended for two-family, dwellings only. This district is intended for zones of transition from the single family zone to higher density multiple family or commercial zones.

D - Multiple Family District

This district allows medium to high density multiple family dwelling use of the land, with a maximum of 25 multiple-family dwellings per acre. This district is intended to comprise larger tracts of land designed to provide residential amenities, including open space, recreation space, and areas of protected off-street parking. This district is intended to be located near high volume thoroughfares.

E - Commercial District

This district is a commercial category for retail shopping facilities and general commercial activities. It is intended that this zoning district be served by major thoroughfares and collectors, and be of such size that all parking and traffic maneuvering can take place on the commercial site. It is intended that no residential dwelling be erected in this commercial district. Examples of permitted uses include typical retail activity, entertainment facilities, offices, or restaurants. No outside storage or outside sales are allowed.

F - Commercial District

This is a less restrictive commercial zoning district, normally reserved for areas that provide the greatest number and mix of retail and commercial uses. This district is reserved for areas of adequate size and location so that its broad range of high intensity land uses will not cause or create nuisances to adjoining zoning districts. It is intended that no residential dwelling be erected in this commercial district. Examples of permitted uses include all uses permitted in Commercial District E, as well as automobile dealerships or garages, hotels and motels, or outdoor recreation facilities, such as golf courses or skating rinks. Outside storage or outside sales are permitted.

FBC - Form-Based Code District

This district is intended to support economic development and reinvestment along aging commercial corridors. The FBC is designed for pedestrian-oriented development with convenient access to the residential neighborhood areas as well as provide opportunities for a variety of uses – shopping, employment, housing, and neighborhood retail. A mixture of uses is permitted within the development and within the buildings. Once a building is constructed, a change of occupancy requires only administrative approval through the Building Official. All structures (buildings, parking lots or structures and large civic spaces) must be built according to the Regulating Plan and Design Standards.

G - Commerce District

This district is intended to provide for the development of commercial uses, office parks, restricted light industry, and their related facilities. Appropriate standards for the varied uses are designed to assure compatibility with other acceptable uses. It is not the intent of these regulations to allow the construction or development of residential uses within this district. Examples of permitted uses include business and office parks, or light manufacturing, laboratories, schools, business or trade, and warehouses or wholesaling.

H - Industrial District

The purpose of this district is for uses that involve the manufacturing, assembly, processing, storage and/or distribution, sale and repair of materials, goods, parts, products, equipment, machinery, and other such operations incidental to industrial uses. It is not the intent of these regulations to allow the construction or development of residential uses within this district. Examples of permitted uses include industrial or commercial uses, animal lots, and gathering stations or natural gas uses. Outside storage or outside sales are permitted.

HC - Highway Corridor District

This commercial zoning district is reserved for areas that provide a mix of retail and office uses along major highway corridors. The purpose of this district is to promote economic development and retail activity, while promoting traffic circulation and safety, protecting adjacent residential neighborhoods, and promoting a pleasing image of the community. It is intended that no residential dwelling be erected in this commercial district. Examples of permitted uses include all uses permitted in Commercial District F, as well as antennae and towers not exceeding the maximum height, solar voltaic or wind energy systems, or geothermal heat pump systems.

MH - Manufactured Home District

This zoning classification is established to provide adequate space and restrictions for the placement of manufactured homes in the City, where adequate streets and other community facilities are available for present and future needs. This district is designed to protect residential areas from pollution, environmental hazards and other objectionable influences, and to provide for adequate vehicular and pedestrian circulation. The "MH" District is established to provide housing densities compatible with existing and proposed neighborhoods and to promote the most desirable use of land and direction of building development, to promote stability of development, to protect the character of the district, to preserve the value of the land and buildings and to protect the City's tax base.

MU - Mixed Use District

The purpose of this district is to provide areas with a combination of residential, commercial, office, and institutional uses commingled in a pedestrian-friendly environment. Permitted uses for this district include any uses allowed in the BR, C, D, E, or F Districts.

NAS - NAS Overlay District

The purpose of this overlay district is to provide uses that are compatible with the aircraft operations at the Naval Air Station Fort Worth Joint Reserve Base. The boundaries of the district within the City may be affected by noise levels of 65 decibels (dB) or greater.

PD - Planned Development District

The purpose of this district is to permit flexibility and encourage a more creative, efficient and aesthetically desirable design and placement of buildings, open spaces, circulation patterns and to best use special site features such as topography, size and shape. Residential planned developments include dwelling units grouped into clusters, allowing an appreciable amount of land for open space, with part of the land uses for non-residential purposes such as shopping, employment centers or environmentally sensitive natural features. Non-residential planned development include commercial or industrial uses grouped into clusters, allowing an appreciable amount of the land for open space, or joint use such as parking and storage, commercial or industrial projects with part of the land use for residential purposes, and single purpose commercial or industrial uses with innovative land use.

RE - Residential Estate District

The purpose of this district is for large-lot residences with a capability of keeping and maintaining limited numbers of livestock and other animals. It generally is applied in areas of large lots and rural estate-type subdivision design and layout. This zoning classification generally is applied in areas of the City to conserve rural neighborhood character and value and buildings. This classification requires a minimum lot size of one acre or 43,560 square feet.

SD - Suburban District

The purpose of this district is for the general continuation of certain farm, ranching, residential uses and non-urban uses of land that is not anticipated to be put to an urban-developed use in the immediate future. The district classification is to be used only in the outlying areas of the City, in newly annexed areas, or on major tracts of land containing ten acres of land or more.

For additional information and details, please refer to website
<http://www.benbrook-tx.gov/DocumentCenter/View/4693>