

Minimum Commercial Zoning Development Standards



"E" Commercial District (Chapter 17.56)

1. Setbacks:
 - a. Front – 25ft
 - b. Secondary Front – 15ft
 - c. Side – 5ft; or 10ft residential adjacency
 - d. Rear – 10ft; or 20ft residential adjacency
2. Height – 45ft (setbacks are increased by 1 foot for each foot in height over 35ft); or 35ft within 100ft of residential
3. Lot Width – 70ft

"F" Commercial District (Chapter 17.60)

1. Setbacks:
 - a. Any Front – 25ft
 - b. Secondary Front – 15ft
 - c. Side – 5ft; or 10ft residential adjacency
 - d. Rear – 10ft; or 20ft residential adjacency
2. Height – 35ft within 100ft of residential; otherwise refer to Chapter 17.84.050
3. Lot Width – 70ft

"HC" Highway Corridor District (Chapter 17.66)

1. Setbacks:
 - a. Any Front – 25ft
 - b. Side – 10ft; or 20ft residential adjacency
 - c. Rear – 10ft; or 20ft residential adjacency
2. Height – 35ft within 100ft of residential; otherwise refer to Chapter 17.84.050
3. Lot Width – 150ft, or 100ft with no direct access to the highway

"G" Commerce District (Chapter 17.64)

1. Setbacks:
 - a. Any Front – 25ft
 - b. Side – 10ft; or 30ft residential adjacency
 - c. Rear – 10ft; or 20ft residential adjacency
2. Height – 35ft within 100ft of residential; otherwise refer to Chapter 17.84.050
3. Lot Width – 150ft
4. Lot Depth – 200ft
5. Lot Area – 30,000sqft
6. Lot Coverage – 50% max
7. Floor Area Ratio (FAR) – 1.5 : 1
8. Site Plan approval required

General Commercial Zoning Development Requirements

In addition to the general development requirements (setbacks, height, lot size, etc.), please visit our website to review these commonly referenced sections, Once you reviewed these chapters and if you have any additional questions feel free to schedule a meeting with one of the City's planners.

https://library.municode.com/tx/benbrook/codes/code_of_ordinances.

1. Supplementary Regulations (Chapter 17.84)

- a. Architectural General Standards – 17.84.100 A
 - i. Materials
 - ii. Colors
 - iii. Ground-Mounted and Roof Top Equipment
 - iv. Screening of Service and Loading Areas
- b. Architectural Features – 17.84.100 B & C
 - i. Horizontal and Vertical Articulation
 - ii. Entryway Features
 - iii. Detail Features
- c. Height-Setback Envelope – 17.84.050
 - i. Height restrictions based on distances from residential properties

2. Landscape and Buffer Yard Requirements (Chapter 17.98)

- a. Buffer yards – 17.98.030
- b. Interior Landscaping Requirements – 17.98.040
- c. Parking Lot Landscaping Area – 17.98.050
- d. Minimum landscape and tree canopy requirements – 17.98.060

3. Parking Requirements (Chapter 17.88)

- a. Parking requirements by use – 17.88.010
- b. Off Street loading requirements – 17.88.012
- c. Drive Through requirements – 17.88.014
- d. General parking requirements – 17.88.020
- e. Bicycle parking requirements – 17.88.050

4. Signage Requirements (Chapter 17.92)

5. Benbrook Blvd Corridor Overlay District (Chapter 17.79)

- a. Additional Standards and use limitations/restrictions applying to commercial properties near Benbrook Blvd

6. Uses – No buildings or land shall be used, erected, reconstructed, altered or enlarged, unless otherwise provided in the zoning ordinance, unless the use is listed within the permitted uses sections for the applicable zoning district, or a conditional use permit is granted for uses listed within the conditional uses sections for the applicable zoning district.

- a. "E" Commercial District – 17.56.022 & 17.56.024
- b. "F" Commercial District – 17.60.022 & 17.60.024
- c. "G" Commerce District – 17.64.022 & 17.64.024
- d. "HC" Highway Corridor District – 17.66.022 & 17.66.024

7. Legal Non-Conforming Uses and Structures

- a. Partial destruction of a non-conforming structure or use, not exceeding 50% of its value, may be repaired or reconstructed. If the cost of repair exceeds 50% of the buildings value, and less than the total, the Zoning Board of Adjustment may grant permission for repair after a public hearing.