

**SECTION 21A
“NAS” OVERLAY DISTRICT**

A. PURPOSE

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 will be adopted by the City Council and will approximate the area within the City that may be affected by Day-Night Level (DNL) noise levels of 65 decibels (dB) or greater. The basis for the determination of the area affected by the 65 DNL will be the most recently-adopted Air Installation Compatible Use Zone (AICUZ) for NAS Fort Worth JRB adopted by the Department of Defense.

B. USE REGULATIONS

In addition to the zoning restrictions contained within the underlying zoning district and not withstanding any other provisions in the underlying district, no new building or newly-developed land shall be used and no buildings shall be hereafter erected, reconstructed, altered, or enlarged, within the NAS Overlay District unless they comply with the following restrictions:

a. PROHIBITED USES

1. One- and Two-family dwellings. Exception: One- or two-family dwellings that were constructed or occupied on the date of the adoption of this Ordinance, or any existing platted lot that is zoned for one- or two-family dwellings, may construct or reconstruct a one- or two-family dwelling within the NAS Overlay zone provided that construction methods are used to achieve an inside sound level reduction of 30 dB from the outside noise level.

**b. PERMITTED USES ALLOWED ONLY WITH SOUND ATTENUATION
(Minimum of 25 dB reduction)**

1. Multiple-family dwellings (exceeding three units in each building)
2. Public, private, and parochial elementary and secondary schools.
3. Higher education institutions
4. Religious institutions
5. Museums, libraries and fine arts centers (including auditoriums and concert halls)