

SECTION 11
"BR" ONE-FAMILY REDUCED DISTRICT

A. PURPOSE

This one family residential zoning district is not as restrictive in its requirements and will allow greater design flexibility of residential uses. This district is to be applied in areas permitting smaller residential lots, smaller residential structures and in areas of transition between Commercial and "A" and "B" One Family Districts.

B. USE REGULATIONS

In the "BR" One-Family District, no building or land shall be used and no building shall be hereafter erected, reconstructed, altered or enlarged, unless otherwise provided in this ordinance, except for one or more of the following uses:

a. PERMITTED USES

1. One-Family Dwellings.
2. Private garages and accessory buildings (including storage buildings and greenhouses) greater than one hundred twenty square feet (120 SF).
3. Portable or storage buildings and greenhouses not larger than one hundred twenty square feet (120 sq. ft.) of floor area and twelve feet (12') in overall height when located behind front set back, a minimum of five feet (5') from other property lines and not on any easement.
4. Hobbies or crafts, as an accessory use.
5. Temporary building to be used for construction purposes only, and which shall be removed upon completion or abandonment of construction work or removed upon request of the City Manager. Permits shall be issued for such temporary buildings for a period of six (6) months only, with a renewal clause for similar period.
6. Family Day Care Homes (12 children or less).
7. Group homes as provided under State and Federal law.
8. Animal lots for pasturing of horses, mules, cattle, sheep, goats, poultry, or rabbits, when more than ten (10) acres are available. Not more than one horse may be kept per acre available for grazing for the first two acres, and one horse per five acres thereafter. No more than one animal unit other than horses may be kept per five acres available for grazing. In calculating the number of animals allowed, horses and other animals shall not be double-counted, i.e. one horse or one cow per five acres. Ratites (emus, ostriches) are prohibited. (See also the requirements in Section 23, paragraph M).
9. Private barn or stable, in accordance with the requirements of Section 23, paragraph M, when more than ten (10) acres are available and the barn/stable is located no closer than 150 feet from a property line.

10. Antennae and towers not exceeding the maximum height allowed in the District (see paragraph C.2. below), antennae attached to existing structures and not increasing the overall height of the existing structure by more than ten feet (10'), and dish antennae not exceeding one meter (1 m) in diameter. Except for satellite dish antennae, no antennae or support structure shall be located within the required front, side or rear yard setback. To protect traffic safety and community appearance, no satellite dish antennae or support structure shall be located within the required front or second front yard setback, unless the Zoning Board of Adjustment finds that such an encroachment is necessary to prevent impairment of installation, maintenance or reception and that a traffic sight restriction is not created.
11. Garage sales not exceeding two (2) in number on the same premises in any one calendar year; provided that the duration of each such sale not exceed three (3) calendar days and that no new merchandise acquired solely for the purpose of resale shall be sold at such occasional sale.
12. Home occupations
13. One Real Estate sales office for each builder for property located within the subdivision in which it is located. Sales offices shall require payment of an annual permit fee, to be established by the City Council. Use of a sales office shall cease within thirty (30) days of the sale of the last parcel owned by the builder within the subdivision. Sales offices shall be removed or converted upon request of the Building Inspector. Sales offices shall not be used for the sale of property outside of the subdivision in which it is located. One sign, not exceeding forty-eight square feet (48 SF) in area and six feet (6') in height, is allowed for the duration of operation of the sales office. If the garage is enclosed, then two off-street parking spaces behind the front building line must be provided elsewhere.

b. CONDITIONAL USES

1. Farms, truck gardens, orchards or nurseries for the growing of plants, shrubs and trees, provided no retail or wholesale business sales offices are maintained on the premises, and provided that no obnoxious fertilizer is stored upon the premises, and no obnoxious soil or fertilizer processing is conducted thereon.
2. Animal lots for pasturing of horses, mules, cattle, sheep, goats, poultry or rabbits, when less than ten (10) acres are available. Not more than one horse may be kept per acre available for grazing for the first two acres, and one horse per five acres thereafter. No more than one animal unit other than horses may be kept per five acres available for grazing. In calculating the number of animals allowed, horses and other animals shall not be double-counted, ie. one horse or one cow per five acres. Ratites (ostriches, emus) are prohibited. (See also the requirements in Section 23, paragraph M.)
3. Private barn or stable, in accordance with the requirements of Section 23, paragraph M.
4. Uses customarily incident to any of the above uses when situated in the same dwelling and not involving the conduct of a business or industry,

except home occupations as heretofore defined, such as the office of a physician, surgeon, dentist, or art gallery.

5. Any typically permitted secondary or accessory uses allowed in the district in the absence of the principal use, if after consideration of the layout, configuration and relationship to existing subdivision and neighborhoods, the Director of Planning determines that re-platting of the principal and secondary lots into a single lot is not possible or desirable.
6. Installations owned and operated by the City of Benbrook, Tarrant County, the State of Texas or Public Utility Companies, which installations are necessary for the public safety, governmental services, or the furnishing of utility services.
7. Antennae and towers exceeding the maximum height in the District and dish antennae exceeding one meter (1 m) in diameter, in order to protect community appearance from the negative visual effects of proliferation of large antennae. Conditional use permits shall be acted upon within 90 days of receipt of application. Persons aggrieved by a decision on a satellite dish antenna application may appeal to the Federal Communications Commission. Any new towers must also comply with the conditions of Section 23 N.
8. Subsidiary dwelling.

c. SPECIAL EXCEPTION USES

1. Special exception uses authorized by the Board of Adjustment under the provisions of Section 29.

d. PROHIBITED USES

1. Compression Stations, Natural Gas

C. HEIGHT AND AREA REGULATIONS

In the "BR" One-Family District, the height of buildings, the minimum dimensions of lots and yards, the minimum lot area, and the minimum floor space per family shall be as follows:

1. Floor Space: The main residence shall contain a minimum of one thousand two hundred square feet (1,200 sq. ft.) of livable floor space, exclusive of garage, porches and breezeways, and incidental storage areas.
2. No building hereafter erected, reconstructed, altered, or enlarged shall exceed two and one-half (2 ½) stories nor shall it exceed thirty-five feet (35'). Accessory buildings shall not exceed one story or fifteen feet in height.
3. Front Yard: There shall be a front yard of not less than twenty-five feet (25'), or the front yard indicated on a City-approved subdivision plat as filed in the Tarrant County Plat Records, whichever is greater. Corner lots shall have a minimum side yard of fifteen feet (15') on the second front yard, the yard generally parallel to the street with the greatest frontage, unless reversed frontage is approved by the Planning Director. If the building line shown on a City-approved subdivision plat as filed in the Tarrant County Plat Records is greater than fifteen feet (15'), then the platted building line shall be required on the second front yard. Garage

doors and gates meant for vehicle use shall be located no closer than 20 feet from the right-of-way

4. Rear Yard: There shall be a rear yard having a depth of not less than fifteen feet (15'). The Building Inspector may authorize encroachments of up to twenty square feet (20 SF) for fire places and/or bay windows that do not restrict access for public safety and/or adjacent property.
5. Side Yard: Corner lots have a minimum side yard of five feet (5') on side yards adjacent to interior lots.

Interior lots shall have a minimum side yard dimension of five feet (5') with a combined total of not less than fifteen feet (15').

6. Width of Lot: The width of a lot shall be a minimum of sixty feet (60') at the building line, provided that where a lot of record and in separate ownership at the time of the passage of this ordinance has less width than herein required, this ordinance shall not prohibit the erection of a one-family dwelling.
7. Lot Area: The minimum area of a lot shall be seven thousand square feet (7,000 sq. ft.). Corner lots shall be a minimum of eight thousand four hundred square feet (8,400 SF).
8. Maximum Lot Coverage: The maximum portion of the lot area that may be covered by the main building and all accessory buildings shall not exceed 45 percent.