

**SECTION 13**  
**"C" MULTIPLE FAMILY DISTRICT**

**A. PURPOSE**

This district allows low density multiple family development and is intended for two family and low density multiple family use. This district is intended for zones of transition from the single family zone to higher density multiple family or commercial zones.

**B. USE REGULATIONS**

In the "C" Multiple 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. Two-family, three-family, or four-family dwellings.
2. Family Day Care Homes (12 children or less).
3. Group homes as provided under State and Federal law.
4. 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).
5. 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.
6. 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.
7. 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.
8. Home occupations

9. 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.

**b. CONDITIONAL USES**

1. Accessory buildings, same as District "A", except in District "C" a private garage may provide space for not more than one motor vehicle for each fifteen hundred square feet (1,500 sq. ft.) of lot area.
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 (emus, ostriches) 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: Same as District "A".
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. Day care nursery and Kindergarten.

**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 "C" Multiple Family Restricted District, the height of buildings, the minimum dimension of lots and yards, the minimum lot area, and the minimum floor space per family shall be as follows:

1. Floor Space: Each two, three, or four-family dwelling shall contain a minimum of seven hundred fifty square feet (750 sq. ft.) of livable floor space, exclusive of garage, porches, and breezeways, and incidental storage, for each family to be housed in said dwelling.
2. Height: 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 a 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 twenty feet (20').
5. Side Yard: There shall be a side yard having a width of not less than ten feet (10') on the interior side of corner lots and on both sides of interior lots. When more than one main building is erected on a lot of record, there shall be a separation of at least ten feet (10') between buildings.
6. Width of Lot: The width of a lot shall be a minimum of seventy feet (70') at the building line.
7. Lot Areas: In the "C" Multiple Family District, the lot area for every two, three, or four family dwelling hereafter singularly or collectively erected, reconstructed, altered, or enlarged shall provide an aggregate lot area of not less than three thousand five hundred square feet (3,500 sq. ft.) per dwelling unit within the lot. Minimum lot area shall in no case be less than eighty-four hundred square feet (8,400 sq. ft.).
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.

#### **D. SITE PLAN REQUIREMENTS**

- a. Any owner, builder, or developer of two or more contiguous lots shall submit to the Planning Director the site and building plan for the proposed development for review. The contents of this site plan shall contain drawings to scale to indicate as needed:
  1. Location of all existing and proposed structures on the subject property and within twenty feet (20') on adjoining property;

2. Landscaping and buffering of yards and setback areas in accordance with Section 27 of this Ordinance;
  3. Design of ingress and egress;
  4. Off-street parking and loading facilities;
  5. Height of all structures;
  6. Proposed uses; and
  7. Location, types and heights of all signs and lighting.
  8. Scale drawing with north arrow, all dimensions, all easements, the legal description and zoning of the subject property and all adjacent property, the names, addresses and phone numbers of the property owner, the applicant and the person preparing the site plan.
  9. Total land area, total building area and building to land ratio, the total floor area per dwelling unit, drainage information, existing and/or proposed fire hydrants, and provisions for external illumination and trash collection.
- b. The purpose of the site plan review is:
1. To insure compliance with the Zoning Ordinance, while allowing for design flexibility;
  2. To assist in the orderly and harmonious development of the City;
  3. To protect adjacent property and uses from obstructions to light, air, and visibility;
  4. To provide protection from fire;
  5. To avoid undue concentrations of population and overcrowding of land; and
  6. To facilitate the adequate provision of transportation, water, sewage, drainage and other public requirements.
- c. The Planning Director shall approve an application for a multiple-family dwelling complex if the proposed development meets all the minimum standards established in this ordinance and other applicable ordinances, and if the Planning Director finds that the proposed development will not be detrimental to the health, safety, or welfare of the surrounding neighborhood or its occupants, or be substantially or permanently injurious to neighboring property. Any applicant aggrieved by a decision of the Planning Director may appeal the decision to the Planning and Zoning Commission.