

SECTION 16
"F" COMMERCIAL DISTRICT

A. PURPOSE

This is the least 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 expressly intended that no residential dwelling be erected in this commercial district and existing dwellings will remain as legal non-conforming dwellings.

B. USE REGULATIONS

In the "F" Commercial District, no buildings or land shall be used and no buildings 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. Any use permitted in the "E" Commercial District.
2. Automobile, motorcycle, truck, and trailer sales, or rental areas. No more than two vehicles may be offered for sale except by an authorized Motor Vehicle Dealer licensed or bonded by the Motor Vehicle Division of the Texas Department of Transportation. An existing business may offer up to two vehicles for sale provided that the premises contain an office that is occupied during regular business hours.
3. Boat sales, service and repair.
4. Automobile laundry and steam cleaning subject to the following restrictions:
 - a. All automobile, laundry and steam cleaning uses shall be completely within a building having not less than two sides.
 - b. Vacuuming facilities may be outside the building, but shall not be in the front yard and shall not be closer than twenty-five feet (25') from "A", "B", "BR", "CR", "C", or "D" Districts.
 - c. The building surfaces shall be faced with masonry, porcelainized steel, baked enamel steel or other material equal in durability and appearance.
 - d. The building shall not be less than one hundred feet (100') from "A", "B", "BR", "CR", "C", or "D" Districts.
 - e. The building set back shall be not less than thirty feet (30') from the front property line.
 - f. Any lights used to illuminate the area shall be directed away from adjacent residential properties.
5. Mini-Warehouse

6. Garages, public, for repairs or storage facilities for automobiles when such facilities and activities are maintained within a building, provided no painting or body or fender repairs shall be conducted on any premises. No bay door or overhead door shall face any residential district when located less than one hundred feet (100') from the residential district.
7. Farm implement sales and service.
8. Hotel, motel or motor hotel subject to the following restrictions:
 - a. No building or outside activities or facilities including dumpsters, mechanical, storage or maintenance buildings or equipment, or recreation areas, except surface parking shall be less than fifty feet (50') from any residential district.
 - b. No building shall exceed two and one-half (2 ½) stories nor shall it exceed thirty-five feet (35') within one hundred feet (100') of any residentially-zoned property.
 - c. Any external lighting shall be mounted and maintained in a manner to not illuminate any adjacent residential zoned property.
9. Recreational vehicle storage.
10. Skating rinks, ice and roller.
11. Printing, lithographing, or duplicating shops.
12. Golf courses, including miniature golf, and driving ranges and batting cages.
13. Sexually oriented businesses meeting the location requirements specified in Section 23, paragraph L.
14. Accessory buildings and uses customarily incident to the above. No accessory use shall be construed to permit the keeping of articles or material in the open or outside the building
15. 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 two meters (2 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.
16. 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. 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.
2. Antennae and towers exceeding the maximum height in the District and dish antennae exceeding two meters (2 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.
3. 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, i.e. one horse or one cow per five acres. Ratites (ostriches, emus) are prohibited. (See also the requirements in Section 23, paragraph M.)
4. Private barn or stable, in accordance with the requirements of Section 23, paragraph M.
5. Riding arena, subject to the requirements of Section 23, paragraph M.
6. Outdoor commercial amusement enterprise.
7. Any uses permitted in "G" Commerce District.

c. SPECIAL EXCEPTION USES

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

C. HEIGHT AND AREA REGULATIONS

In the "F" Commercial District, the height of the buildings, the minimum dimensions of lots and yards, the minimum floor space of buildings shall be as follows:

1. Floor Space: No limit on floor space for shops, stores, or businesses except as specified herein.
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') within one hundred five feet (105') of a property line of "A" Zoned, "B" Zoned, "BR" Zoned, "CR" Zoned, "C" Zoned or "D" Zoned property. Any building in excess of one hundred five feet (105') from these property lines shall not exceed the maximum height envelope described in Section 23, paragraph H.

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 of not less than ten feet (10') except where the "F" Commercial District abuts a residential district there shall be a rear yard of not less than twenty feet (20').
5. Side Yard: There shall be a minimum side yard of five feet (5'). Where a lot abuts upon the side of a residentially-zoned lot, there shall be a side yard of not less than ten feet (10'). In a unified commercial development, interior side yards setbacks may be waived upon approval of the Planning and Zoning Commission at the time of platting or site plan approval.
6. Width of Lot: The width of a lot shall be a minimum of seventy feet (70') 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 as herein required, this ordinance shall not prohibit its use for commercial purposes.
7. Architectural Requirements: Any nonresidential building must comply with the architectural requirements in Section 23.P.

D. DISTRICT RESTRICTIONS

1. Landscaping and bufferyards shall be provided in accordance with Section 27 of this Ordinance.
2. Any lighting visible from outside the site shall be designed to reflect away from adjacent residential districts and shall not interfere with traffic safety. No noise, odor, or vibration shall be emitted such that it constitutes a nuisance by substantially exceeding the general level of noise, odor or vibration emitted by uses adjacent to or immediately surrounding the site. Such comparisons shall be made at the boundaries of the site.
3. Outdoor storage of trash receptacles shall be at the side or rear of the site and shall be totally encircled or screened by a fence, planting or other suitable visual barrier.