

SECTION 17
"HC" HIGHWAY CORRIDOR DISTRICT

A. PURPOSE

This commercial zoning district is reserved for areas that provide a mix of retail and office uses along major highway corridors. The purpose of this district is to promote economic development and retail activity, while promoting traffic circulation and safety, protecting adjacent residential neighborhoods, and promoting a pleasing image of the community. 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 "HC" Highway Corridor 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 "F" Commercial District.
2. 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.

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 "HC" 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 feet (100') 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 feet (100') 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 fifty feet (50'), 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 twenty-five feet (25') 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. Frontage on third streets shall be considered as second front yards. If a building line shown on a City-approved subdivision plat as filed in the Tarrant County Plat Records is greater than twenty-five feet (25'), then the platted building line shall be required on the second front yard.
4. Rear Yard: There shall be a rear yard of not less than fifteen feet (15') except where the "HC" Commercial District abuts a residential district there shall be a rear yard of not less than twenty-five feet (25').
5. Side Yard: Where a lot abuts upon the side of a residentially-zoned lot, there shall be a side yard of not less than twenty-five feet (25'), otherwise a side yard of ten feet (10') shall be required. 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 with highway frontage shall be a minimum of one hundred fifty feet (150') at the building line; however, the minimum separation of

drive approaches shall not be less than three hundred feet (300'). Lots less than three hundred feet in width shall provide for common access with an adjacent lot. Pad sites without direct highway drive approach access, or when such access is provided as part of a larger development, shall have a minimum width of one hundred feet (100'). 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.