

**SECTION 18**  
**"G" COMMERCE DISTRICT**

**A. PURPOSE**

This Commerce Zoning District is intended to provide for the development of commercial uses, office parks, restricted light industry, and their related facilities. Appropriate standards for the varied uses are designed to assure compatibility with other acceptable uses. It is not the intent of these regulations to allow the construction or development of residential uses within this district and those residential uses existing at the time of the adoption of this Zoning Ordinance and its Zoning District Map may continue but shall be classified as non-conforming uses. All proposed uses shall be accompanied by a development site plan.

**B. USE REGULATIONS**

In the "G" Commerce 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 and subject to conformance with development site plan standards specified in paragraph C of this section.

**a. PERMITTED USES**

1. Any uses permitted in the "F" Commercial District.
2. Clothing Manufacturing.
3. Hauling and storage company.
4. Industrial cleaning plant.
5. Laboratory.
6. Laboratory manufacturing.
7. Light fabrication and assembly process, including food processing.
8. Office warehouse.
9. Parking, commercial lot or garage.
10. Schools, business or trade.
11. Warehouse and wholesaling.
12. Showroom warehouse.
13. Antennae and towers not exceeding seventy five feet (75') in height, 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, ie. one horse or one cow per five acres. Ratites (ostriches, emus) are prohibited. (See also the requirements of 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.

**c. SPECIAL EXCEPTION USES**

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

**C. DEVELOPMENT SITE PLAN**

A development site plan shall be required for each development application. The site plan shall be submitted to the Planning Director for approval and shall contain the following information:

1. A scale drawing showing the boundary of the tract and topography with a contour interval of not less than two foot (2') intervals, and drainage information.
2. A site plan showing the location of each building and the minimum distance between buildings and between buildings and the property lines, street line and/or alley line shall be submitted. The plan shall include all dimensions, all easements, the legal description and zoning of the subject property and all adjacent property.

3. A plan indicating the arrangement and provision of hard-surface off-street parking, off-street loading, outside storage areas, method and location of storage area screening and points of entry from adjoining thoroughfares.
4. A table showing net land area, ratio of building area and outside storage areas to net land area.
5. A table of performance standards of the characteristics of the activities to be conducted on the site, if required by the Planning Director.
6. Scale, north arrow, and names and addresses of owners and/or developers with name(s) and address(es) of those responsible for preparation of the development plan.
7. Existing and proposed fire hydrants, sign information, and provisions for external illumination and trash collection.
8. For development projects influenced by or containing major drainage ways or containing areas flood prone by definition of the City Engineer, preliminary drainage plan shall become a part of the development site plan. This requirement may be waived only by the recommendation of the City Engineer.

**D. REVIEW AND APPROVAL OF DEVELOPMENT SITE PLAN**

The Director of Planning shall review the development site plan for conformance with applicable ordinances, regulations and codes. The Director of Planning, in consultation with other City Officials, shall also review and evaluate the site plans for fire and safety concerns, traffic circulation, drainage, environmental constraints and impacts, landscaping, amenities and adequacy of buffers. If the proposed site plan conforms to applicable requirements and, in the opinion of the Director of Planning, provides adequate design features to reasonably mitigate adverse effects, the Director of Planning shall approve the site plan. An applicant may appeal a denial of site plan approval to the Planning and Zoning Commission for reconsideration at its next available agenda. Adjacent landowners potentially affected by the appeal shall be notified in writing of the consideration by the Commission prior to the meeting.

**E. DISTRICT RESTRICTIONS**

Unless otherwise specifically provided in this Section, the following restrictions shall apply to this District:

1. 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 light source shall exceed four-tenths (0.4) of a foot-candle when measured at the nearest property line adjacent to a residential district. No noise, odor, or vibration shall be emitted so that it constitutes a nuisance which substantially exceeds the general level of noise, odor or vibrations emitted by uses adjacent to or immediately surrounding the site. Such comparisons shall be made at the boundaries of the site.
2. 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.
3. Landscaping and bufferyards shall be provided in accordance with Section 27 of this Ordinance.

4. Any manufacturing or storage use that is not conducted within a building completely enclosed on all sides shall be enclosed within a wall or screening fence a minimum of six feet (6') and a maximum of ten feet (10') in height. No exterior storage shall encroach into any required yard.
5. No loading or storage of material or products shall be permitted in the required front yard.
6. Notwithstanding the yard regulations for this district, no part of any building or accessory structure shall be located closer than one hundred feet (100') to any "A", "B", "BR", "CR", "C", or "D" residential district boundary.

## **F. HEIGHT AND AREA REGULATIONS**

In the "G" Commerce District, the minimum dimensions of lots and yards, the minimum lot area, and the minimum floor area ratio of buildings shall be as follows:

1. **Front Yard:** There shall be a front yard of not less than fifty feet (50') for front yards adjacent to designated thoroughfare streets. There shall be a front yard having a depth of not less than twenty-five feet (25') when adjacent to designated collector streets or local streets. In the case of lots fronting on more than one street, front yards will be required on all fronts. If a building line shown on a City-approved subdivision plat as filed in the Tarrant County Plat Records is greater than fifty feet (50') adjacent to a designated thoroughfare, or twenty-five feet (25') adjacent to a designated collector or local street, then the platted building line shall be required for the front yard.
2. **Side Yard:** There shall be a side yard of not less than thirty feet (30') on each side lot line of any building when adjacent to property with a more restrictive zoning classification. There shall be a side yard of not less than ten feet (10') when adjacent to property with the same or less restrictive zoning classification. 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.
3. **Rear Yard:** There shall be a rear yard having a depth of not less than forty feet (40') from the lot line to the building when adjacent to property with a more restrictive zoning classification. There shall be a rear yard having a depth of not less than ten feet (10') when adjacent to property with the same or a less restrictive zoning classification.
4. **Lot Area Regulations:** There shall be a minimum lot area of not less than thirty-five thousand square feet (35,000 sq. ft.). In addition, there shall be a minimum lot width of one hundred fifty feet (150') and lot depth of not less than two hundred feet (200').
5. **Floor Area Ratio:** All buildings shown on the required site plan shall have a maximum lot coverage of not more than fifty percent (50%) of the site. The building(s) shall not have a floor area ratio greater than 1.5, unless specifically approved by the Planning and Zoning Commission.
6. **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.

7. Architectural Requirements: Any nonresidential building must comply with the architectural requirements in Section 23.P.