

**SECTION 5  
DISTRICTS, DISTRICT BOUNDARIES AND DISTRICT USES**

In order to regulate and restrict the location of trades and industries and the location of buildings erected, reconstructed, altered or enlarged for specified uses, to regulate and limit the height and bulk of buildings hereafter erected, reconstructed, altered or enlarged, to regulate and determine the area of yards and other open spaces and to regulate and limit the density of population, the City of Benbrook is hereby divided into eighteen (18) zoning districts to be known as follows:

<b>"CF"</b>	<b>Community Facilities District or District "CF"</b>
<b>"SD"</b>	<b>Suburban District, or District "SD"</b>
<b>"RE"</b>	<b>Residential Estate District, or District "RE"</b>
<b>"A"</b>	<b>One Family District, or District "A"</b>
<b>"B"</b>	<b>One Family District, or District "B"</b>
<b>"BR"</b>	<b>One Family Reduced District, or District "BR"</b>
<b>"CR"</b>	<b>Multiple Family Restricted District, or District "CR"</b>
<b>"C"</b>	<b>Multiple Family District, or District "C"</b>
<b>"D"</b>	<b>Multiple Family District, or District "D"</b>
<b>"E"</b>	<b>Commercial District, or District "E"</b>
<b>"F"</b>	<b>Commercial District, or District "F"</b>
<b>"HC"</b>	<b>Highway Corridor District, or District "HC"</b>
<b>"G"</b>	<b>Commerce District, or District "G"</b>
<b>"H"</b>	<b>Industrial District, or District "H"</b>
<b>"MH"</b>	<b>Manufactured Home District, or District "MH"</b>
<b>"MU"</b>	<b>Mixed Use District, or District "MU"</b>
<b>"PD"</b>	<b>Planned Development District, or District "PD"</b>
<b>"NAS"</b>	<b>NAS Overlay District, or District "-NAS"</b>

The term "more restricted district" means one with fewer permitted uses and the term "less restricted district" means one with more permitted uses.

The districts aforesaid, and the boundaries of such districts, shall be as hereinafter described, and as shown upon the map attached hereto and made a part of this ordinance, said map being designated "Zoning Map of the City of Benbrook, Texas", and said map and all notations, references, and other

information shown thereon shall be a part of this ordinance the same as if all such matters and information were fully described herein. The original of said map shall bear the date with the passing of this ordinance and shall be signed by the Mayor and attested by the City Secretary, under the seal of the City of Benbrook, Texas; said original map shall be kept in the office of the City Secretary in the Benbrook City Hall, and a replica thereof shall be produced upon paper in such reduced scale as will permit its being attached to this ordinance.

It shall be the duty of the Planning Director to keep the official maps and current copies up to date, by entering on such maps any changes that the City Council may from time to time order by amendments to the Zoning Ordinance and Map.

The uses allowable in each District are summarized in Table 5-1 and described in detail in the narrative discussion of each district in Sections 6 through 20A. In the event of a conflict between Table 5-1 and the narrative description, the narrative prevails.

It is recognized that new types of land use will develop and forms of land use not anticipated may seek to locate in the City of Benbrook. In order to provide for such changes and contingencies, the Planning Director may make a preliminary determination of the acceptability of a new use within a certain district. At the next appropriate time, the Planning Director shall make recommendations to the Planning and Zoning Commission for changes to the Zoning Regulations to accommodate new uses.

Table 5-1

Table of Uses

(P=Permitted use, CUP=Conditional Use Permit required, X=Prohibited, SE=Special Exception, CA = Conditions Apply))

USE	CF	SD	RE	A	B	BR	CR	C	D	E	F	HC	G	H	MH	MU	NAS
<b>RESIDENTIAL USES</b>																	
One Family Dwellings		P	P	P	P	P						CUP	CUP	CUP	P	P	X
Single Family dwellings incidental to farm and ranch operations		P															
Group homes			P	P	P	P	P	P	P							P	
Subsidiary dwelling			CUP	CUP	CUP	CUP											
Two family dwellings							P	P	P							P	X
Three and four family dwellings								P	P							P	CA
Multiple family dwellings, less than 25 du/acre									P							P	CA
Multiple family dwellings, greater than 25 du/acre)									CUP								CA
Manufactured Home															P		X
Motel or Hotel	CUP								CUP	P	P	P	P			P	
<b>ACCESSORY USES</b>																	
Accessory Building	P	P	P	P	P	P	CUP	CUP	CUP	P	P	P	P		P	P	
Antennae, not exceeding the height of district	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Antennae and towers exceeding the height allowed in district	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP		
Garage sales, not exceeding 2/year	P	P	P	P	P	P	P	P	P						P	P	
Home occupations		P	P	P	P	P	P	P	P						P	P	
Hobbies and crafts as an accessory use			P	P	P	P									P	P	
Temporary building for construction			P	P	P	P	P	P	P	P	P	P	P	P	P	P	
<b>UTILITY AND SERVICE USES</b>																	
Installations owned by City, County or State or Public Utility	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Sanitary landfill														CUP			
Natural Gas Compression Station	SE	X	X	X	X	X	X	X	X	SE	SE	SE	SE	P	X	SE	

USE	CF	SD	RE	A	B	BR	CR	C	D	E	F	HC	G	H	MH	MU	NAS
<b>RECREATION AND ENTERTAINMENT USES</b>																	
Golf courses	CUP									P	P	P	P			P	
Recreation vehicle camping area	CUP								CUP	P	P	P	P			P	
Auditorium, theater, cinema	CUP									P	P	P	P			P	
Commercial amusement centers, bowling alleys, indoor	CUP									P	P	P	P			P	
Outdoor commercial amusement										CUP	CUP	CUP	CUP	CUP			
Amusement arcade, indoors	CUP														CUP		
<b>EDUCATIONAL, INSTITUTIONAL AND SPECIAL COMMUNITY FACILITIES</b>																	
Public, private or parochial elementary or secondary schools	P									P	P	P	P			P	CA
Junior and senior colleges and universities	P									P	P	P	P			P	CA
Religious institutions, churches	P									P	P	P	P			P	CA
Museums, libraries, community centers	CUP									P	P	P	P			P	CA
Medical care facilities, nursing homes, hospitals	CUP								CUP	P	P	P	P			P	
Public Safety Facilities, civil defense centers, police and fire stations	CUP																
Post offices, utility administrative offices, government uses not otherwise permitted	CUP																
<b>COMMERCIAL, RETAIL AND SERVICE USES</b>																	
Day Nursery and Kindergarten	CUP							CUP	CUP	CUP	P	P	P	P			P
Private club, fraternity, lodge										CUP							
Day Care Centers operated with religious institution	CUP																
Family Day Care Homes			P	P	P	P	P	P	P								P
Real estate sales office			P	P	P	P									P		P
Offices	CUP								CUP	P	P	P	P				P
Antique shop	CUP									P	P	P	P				P
Automobile parking area	CUP									P	P	P	P				P
Automobile parts, retail sales	CUP									P	P	P	P				P
Bakeries less than 3,000 SF	CUP									P	P	P	P				P

USE	CF	SD	RE	A	B	BR	CR	C	D	E	F	HC	G	H	MH	MU	NAS
Barber and Beauty shops	CUP									P	P	P	P			P	
Bicycles and bicycle repair shops	CUP									P	P	P	P			P	
Blueprints and Photostats	CUP									P	P	P	P			P	
Books or stationary stores, newsstands	CUP									P	P	P	P			P	
Business college or trade school	CUP									P	P	P	P			P	
Temporary outdoor seasonal sales	CUP									P	P	P	P			P	
Cigar or tobacco stores	CUP									P	P	P	P			P	
Cleaning, dyeing, laundry and washaterias, less than 3,000 SF	CUP									P	P	P	P			P	
Confectionary store	CUP									P	P	P	P			P	
Custom dressmaking or millinery shop	CUP									P	P	P	P			P	
Dancing schools	CUP									P	P	P	P			P	
Delicatessen	CUP									P	P	P	P			P	
Department store	CUP									P	P	P	P			P	
Dog, cat, small animal hospitals	CUP									P	P	P	P			P	
Health service facilities, doctors, dentists	CUP									P	P	P	P			P	
Drug stores	CUP									P	P	P	P			P	
Dry goods and notions	CUP									P	P	P	P			P	
Duplicating, printing, lithography, less than 3,000 SF	CUP									P	P	P	P			P	
Electrical and gas appliances sales and service	CUP									P	P	P	P			P	
Financial institutions	CUP									P	P	P	P			P	
Florist and gift shops	CUP									P	P	P	P			P	
Frozen food lockers	CUP									P	P	P	P			P	
Garages, storage only	CUP									P	P	P	P			P	
Grocery stores and meat markets	CUP									P	P	P	P			P	
Hardware, paint, wallpaper and home improvement	CUP									P	P	P	P			P	
Health and physical fitness centers	CUP									P	P	P	P			P	
Household and office furniture,	CUP									P	P	P	P			P	

USE	CF	SD	RE	A	B	BR	CR	C	D	E	F	HC	G	H	MH	MU	NAS
furnishings																	
Jewelry stores, optical goods	CUP									P	P	P	P			P	
Leather and leather goods, not exceeding 3,000 SF	CUP									P	P	P	P			P	
Mortuaries, funeral homes	CUP									P	P	P	P			P	
Photograph, camera shops, photofinishing	CUP									P	P	P	P			P	
Piano stores, musical instruments	CUP									P	P	P	P			P	
Plumbing and heating appliances, repair and installation	CUP									P	P	P	P			P	
Radio and television sales and service	CUP									P	P	P	P			P	
Restaurants, tea rooms, cafeterias, fast food	CUP									P	P	P	P			P	
Retail stores, pawn shops	CUP									P	P	P	P			P	
Service stations, gasoline	CUP									P	P	P	P			P	
Showroom warehouse	CUP									P	P	P	P			P	
Sporting goods, including gun sales and service	CUP									P	P	P	P			P	
Studios for artists	CUP									P	P	P	P			CUP	
Tailor, clothing shops	CUP									P	P	P	P			P	
Variety stores	CUP									P	P	P	P			P	
Radio television transmission	CUP									P	P	P	P			P	
Automobile sales and rentals										CUP	P	P	P			P	
Boat sales, service and repair										CUP	P	P	P			P	
Automobile laundry, car wash										CUP	P	P	P			P	
Mini-warehouse										CUP	P	P	P			P	
Auto repair garages										CUP	P	P	P			P	
Farm implement sales and service										CUP	P	P	P			P	
Recreation vehicle storage										CUP	P	P	P			P	
Skating rinks, ice or roller										CUP	P	P	P			P	
Printing lithography or duplicating shops										CUP	P	P	P			P	
Sexually-oriented business										CUP	P	P	P	P		P	
Commercial parking lot or garage										P	P	P	P	P		P	

USE	CF	SD	RE	A	B	BR	CR	C	D	E	F	HC	G	H	MH	MU	NAS
<b>AGRICULTURAL USES</b>																	
Commercial Stable or Barn	CUP	CUP												CUP			
Riding Arena	CUP									CUP	CUP	CUP	CUP	CUP			
Farms, orchards		P	P												CUP		
Nurseries, retail sales	CUP	P	P							P	P	P	P		CUP	P	
Animal lots, more than 10 acres	CUP	P	P	P	P	P	P	P	P	P	P	P	P	P	CUP	P	
Animal lots, less than 10 acres		CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP		CUP		
Private barn or stable, more than 10 acres	CUP	P	P	P	P	P	P	P	P	P	P	P	P	P	CUP	P	
Private barn or stable, less than 10 acres		CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP		CUP		
<b>INDUSTRIAL, MANUFACTURING AND WAREHOUSING USES</b>																	
Clothing manufacturing										CUP	CUP	CUP	P				
Hauling and storage company										CUP	CUP	CUP	P				
Industrial cleaning plant										CUP	CUP	CUP	P				
Laboratory										CUP	CUP	CUP	P				
Laboratory manufacturing										CUP	CUP	CUP	P				
Light fabrication and assembly										CUP	CUP	CUP	P				
Office warehouse										CUP	CUP	CUP	P				
Warehousing and wholesaling										CUP	CUP	CUP	P				
Any industrial use meeting performance standards														P			