

SECTION 6
"CF" COMMUNITY FACILITIES DISTRICT

A. Purpose

The Community Facilities District is for those institutions, health care facilities and related uses that are established in response to the health, safety, educational and welfare needs of the community. These uses are separated from others in the community due to their unique service and often very special area requirements in the community in relation to the whole. Their replacement should not be arbitrary but should be located to respond to the community's needs.

B. USE REGULATIONS

In the "CF" Community Facilities District, no building or land shall be used and no building shall be hereafter erected, reconstructed, altered or enlarged except for one or more of the following uses:

a. PERMITTED USES

The following uses may be established as principal uses upon compliance with the provision of Development Controls, below:

1. Public, private, and parochial elementary and secondary schools whose curricula satisfy the requirements of the State Public School Laws and the regulations of the State Department of Education. Not including correctional institutions or trade schools.
2. Higher Education Institutions: Junior and senior colleges, universities, conservatories and seminaries, offering curricula recognized by collegiate, academic and professional organization accrediting boards.
3. Religious institutions, churches and facilities for related activities including those of worship, fellowship and education.
4. Antennae and towers not exceeding the maximum height allowed in the District (see paragraph C.1 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.
5. 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.
 6. Private garages and accessory buildings (including storage buildings and greenhouses), greater than one hundred twenty square feet (120 SF).

b. CONDITIONAL USES

1. Museums, libraries, fine arts centers, parks, playgrounds, community centers or recreational areas owned and operated by the City of Benbrook, Tarrant County, or the State of Texas, or owned by such agencies and operated under their control and supervision.
2. Golf courses (except commercially operated miniature golf courses and/or commercially operated golf driving ranges) on a site containing a total area of not less than forty (40) acres; parks, playgrounds, community centers, or country clubs not otherwise permitted.
3. Medical Care Facilities: Nursing and care homes; hospitals with their related facilities and supportive retail and personal services uses operated by or under the control of the hospital primarily for the convenience of patients, staff and visitors.
4. Public Safety Facilities: Civil Defense Operational Centers, Police and Fire Stations and training facilities.
5. Post offices, utility administrative offices, and other governmental uses not otherwise permitted.
6. Day care centers operated as part of and in the facility of a religious institution.
7. 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.
8. 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.
9. Commercial Stable or Barn, subject to the restrictions in Section 23, paragraph M.
10. Riding arena, subject to the restrictions in Section 23, paragraph M.
11. Any uses permitted in the "E" Commercial District.

c. SPECIAL EXCEPTION USES

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

C. DEVELOPMENT CONTROLS

It is intended by these regulations that development in the "CF" Community Facilities District shall be compatible with development regulations in the district(s) which it adjoins.

1. Height and Area: 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, or "C" zoned property. Any building in excess of one hundred feet (100') from these property lines shall not exceed three and one-half (3 ½) stories of forty-five feet (45'), provided that the required front, side and rear setback are increased by one foot for each foot of height in excess of thirty-five feet (35').
2. Parking: The parking requirements of Section 24 shall apply to all uses established in the "CF" District.
3. Site: The site for any use permitted in the "CF" District may be composed of one or more parcels of land whether or not the same are contiguous or separated by a dedicated right-of-way. No permit shall be issued for any construction or to establish a use on any site unless the lot is correctly identified in an approved subdivision filed in the Tarrant County Plat Records.
4. 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
5. Rear Yard: There shall be a rear yard having a depth of not less than twenty feet (20').
6. Side Yard: There shall be a minimum side yard of not less than 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.

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.