

**SECTION 7**  
**"SD" SUBURBAN DISTRICT**

**A. PURPOSE**

The purpose of this district is for the general continuation of certain farm, ranching, residential uses and non-urban uses of land that is not anticipated to be put to an urban-developed use in the immediate future. This district classification is to be used only in the outlying areas of the City's urban development, in newly annexed areas, or on major tracts of land containing ten (10) acres of land or more. Upon the subdivision of land within this district for sale or intended use other than those noted below, the appropriate zoning district and classification for which the land subdivision is intended shall be required.

**B. USE REGULATIONS**

In the "SD" Suburban District no building or land shall be used and no building shall be hereafter erected, reconstructed, altered or enlarged, nor shall a certificate of occupancy be issued, except for one or more of the following uses:

**a. PERMITTED USES**

1. One family dwelling.
2. Farms, orchards, truck gardens, nurseries for the growing of plants and similar agrarian activities, involving the growing of plants, provided that no operation shall be conducted which will be obnoxious or offensive.
3. Animal lots and ranches for pasturing of horses, mules, cattle, sheep, goats, poultry, rabbits, or ratites (emus, ostriches, etc.). 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. (See performance standards in Section 23, paragraph M).
4. Single-family dwellings clearly incidental to the operation of the above listed activities, including dwellings on the same farm or ranch used exclusively for the housing of employees living on the premises.
5. Principal and accessory buildings and structures clearly incidental to the above operations, including but not limited to private barns, private stables, equipment sheds, granaries, pump houses, and water tanks.
6. 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.
7. 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 one meter (1 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.

8. 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.
9. Home occupations

**b. CONDITIONAL USES**

1. Antennae and towers exceeding the maximum height in the District and dish antennae exceeding one meter (1 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.
2. Commercial Barn or Stable or Riding arena, subject to the requirements of Section 23, paragraph M.
3. Animal lots for pasturing of horses, mules, cattle, sheep, goats, poultry or rabbits, when less than ten (10) acres are available. No more than one horse may be kept per acre, nor one animal unit other than horses per five acres. Ratites (emus, ostriches) are prohibited. (See also the requirements in Section 23, paragraph M).

**c. PROHIBITED USES**

1. Compression Stations, Natural Gas

**C. HEIGHT AND AREA REGULATIONS**

In the "SD" Suburban District the height of buildings and structures, and the minimum dimensions of yards shall be as follows:

1. Height: No building or structure hereafter erected, reconstructed, altered or enlarged shall exceed three and one-half (3 1/2) stories nor shall it exceed forty-five feet (45').
2. 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.

3. Rear Yard: There shall be a rear yard having a depth of not less than twenty feet (20').
4. Side Yard: Lots having a minimum side yard of fifteen feet (15').
5. Maximum Lot Coverage: The maximum portion of the lot area that may be covered by the main building and all accessory buildings shall not exceed 25 percent.