

§ 4.803 NON-RESIDENTIAL DISTRICT USE TABLE.

Note: To view 4.803 Uses Table in PDF, click 4.803 [TABLE](#)

4.803 Uses		4.803 Nonresidential District Use Table															In Res. Table	Supplemental Standards		
Nonresidential Uses		Commercial					Industrial			Special Districts										
		ER	E	FR	F	G	H	I	J	K	AG	Cf	O-1	O-2	PD/CUP					
4.803 Uses		4.803 Nonresidential District Use Table																		
Nonresidential Uses		Commercial					Industrial			Special Districts					In Res. Table	Supplemental Standards				
		ER	E	FR	F	G	H	I	J	K	AG	Cf	O-1	O-2			PD/CUP			
Household Living	One-family detached dwelling																	<<	4.200 (AG) lots not > 10,000 sq. ft.	
	One-family attached (townhouse, rowhouse)						P											<<		
	Multifamily dwelling apartment						P											<<		
	One dwelling unit when part of a business (also considered residence for security purposes)			P	P	P	P	P	P	P										
Group Living	Boarding home facility	P	P	P	P	P	P	P	P	P									5.153	
	Community home																P*	<<	5.115	
	Group home I																P*	<<	5.115	
	Group home II																P*	<<	5.115	
	Halfway house																	CUP *	<<	5.147
	Shelter																	CUP *	<<	5.155
PUBLIC AND CIVIC USES																				
Education	College or university			P	P	P	P	P	P	P	P	P	P							
	Day care center (child or adult)	P	P	P	P	P	P	P	P	P							P	<<		
	School, elementary or secondary (public or private)	P	P	P	P	P	P	P	P	P	P	P	P					<<		
Government	Animal shelter										P									
	Correctional facility							P	P	P										
	Government maintenance facility							P	P	P	P	P								
	Government office facility	P	P	P	P	P	P	P	P	P	P	P						<<		
	Governmental vehicle storage/junkyard									P	P									
	Museum, library or fine art center	P	P	P	P	P	P	P	P	P	P	P						<<		
	Probation or parole office			P*	P*	P*	P*	P*	P*	P*									5.127	
Health Care Facilities	Ambulance dispatch station	P	P	P	P	P	P	P	P	P							P	<<		
	Assisted living facility		P	P	P	P	P	P	P	P							P			
	Blood bank			P	P	P	P	P	P	P							P			
	Care facility	P	P	P	P	P	P	P	P	P							P			
	Health services facility, including doctor's office or medical clinic	P	P	P	P	P	P	P	P	P							P			
	Hospice	P	P	P	P	P	P	P	P	P							P	<<		
	Hospital	P	P	P	P	P	P	P	P	P							P			
	Massage therapy and spa		P	P	P	P	P	P	P	P							P	<<		
	Nursing home (with full medical services)		P	P	P	P	P	P	P							P	<<			
Recreation	Center, community recreation or welfare	P	P	P	P	P	P	P	P	P	P	P	P	P	P			<<		
	Center, community recreation or welfare, private or non-profit	P	P	P	P	P	P	P	P	P	P	P	P	P	P			<<		
	Country club (private)	P	P	P	P	P	P	P	P	P	P	P	CUP	CUP				<<		
	Country club (public)	P											P	CUP	CUP				<<	
	Golf course		P	P	P	P	P	P	P	P			P	P	P				<<	
	Golf driving range			P	P	P	P	P	P	P			P	P	P				<<	
	Park or playground (public or private)		P	P	P	P	P	P	P	P			CUP	P	P	P*		<<	4.204(d)	
Religious	Place of worship	P	P	P	P	P	P	P	P	P	P	P						<<		
Utilities	Electric power substation	CUP	CUP	CUP	CUP	CUP	CUP	CUP	P	P	P	CUP	CUP	CUP	PD			<<		
	Gas lift compressor stations	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*							Ch. 15, Gas city code, 5.140	
	Gas line compressor stations							P*	P*	P*					PD			Ch. 15, Gas city code, 5.140		
	Power plant or central station light								P	P	P	SE								

	Stealth telecommunications towers	SE*	P*	P*	P*	P*	P*	P*	P*	P*	SE*	SE*	SE*	SE*		<<	5.137	
	Telecommunications antenna (on structure)	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	SE*	SE*		<<	5.136	
Utilities	Telecommunications tower	SE*	SE*	SE*	SE*	P*		P*	P*	P*	SE*	SE*	SE*	SE*		<<	5.137	
	Utility transmission or distribution line	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*		<<	5.140	
	Wastewater (sewage) treatment facility							P	P	P		CUP						
	Water supply, treatment or storage facility	CUP	CUP	CUP	CUP	CUP	CUP	P	P	P	P	P			PD	<<		
Entertainment and Eating	Amusement, indoor		P	P	P	P	P	P	P	P								
	Amusement, outdoor			P	P	P	P	P	P	P				CUP				
	Baseball/softball facility; other ball fields (commercial)							P	P	P								
	Bowling alley			P	P	P	P	P	P	P								
	Bar, tavern, cocktail lounge, club, private or teen, dance hall				P	P	P	P	P	P								
	Circus								P	P				CUP				
	Club, commercial or business			P	P	P	P	P	P	P								
	Drive-in restaurant or business	CUP	P*	P*	P*	P*	P*	P*	P*	P*								5.112
	Event center or rental hall		P	P	P	P	P	P	P	P								
	Gambling facility (including bingo)														CUP*			
	Game rooms																	5.105
	Health or recreation club	P	P	P	P	P	P	P	P	P								
	Indoor recreation			P	P	P	P	P	P	P								
	Lodge or civic club		P	P	P	P	P	P	P	P			CUP					
	Massage parlor				P	P	P	P	P	P								
	Museum/cultural facility	P	P	P	P	P	P	P	P	P		P						
	Racing, horse, dog or automotive															CUP*		5.148
	Restaurant, café, cafeteria	CUP	P	P	P	P	P	P	P	P					CUP			Chap 9, Rest
	Sexually oriented business								P*	P*	P*							Art. 2
	Shooting or weapons firing range															CUP*		
Stable, commercial, riding, boarding or rodeo arena								P*	P*	P*				CUP*			5.132	
Swimming pool, commercial		P*	P*	P*	P*	P*	P*	P*	P*					CUP*			5.135	
Theater, drive-in		CUP	CUP	CUP	CUP	CUP	P	P	P					SE				
Theater, movie theater or auditorium		P*	P	P	P	P	P	P	P								5.138	
Vender, food, mobile vendor food court	CUP*	CUP*	CUP*	CUP*	P*	CUP*	P*	P*	P*	CUP*	CUP*	CUP*	CUP*				5.406	
Lodging	Bed and breakfast inn	P	P	P	P	P	P	P	P							<<		
	Hotel, motel or inn			P*	P*	P*	P	P*	P*	P*								5.116
	Recreational vehicle park			P*	P*	P*	P*	P*	P*	P*				CUP*			5.129	
	Short term home rental	P	P	P	P	P	P	P	P	P								
Office	Bank, financial institution	P or CUP*	P	P	P	P	P	P	P	P							CUP if drive-thru, 5.112	
	Offices	P	P	P	P	P	P	P	P	P				CUP				
	Antique shop	P	P	P	P	P	P	P	P	P								
	Appliance, sales, supply or repair	P	P*	P*	P*	P*	P*	P*	P*	P*								5.134
	Bakery		P	P	P	P	P	P	P	P								
	Barber or beauty shop	P	P	P	P	P	P	P	P	P								
	Boat rental or sales			P	P	P	P	P	P	P			P	P				
	Book, stationary stores or newstand	P	P	P	P	P	P	P	P	P								
	Burglar alarm sales and service	P	P	P	P	P	P	P	P	P								
	Business college or commercial school		P	P	P	P	P	P	P	P								
	Caterer or wedding service	P	P	P	P	P	P	P	P	P								
	Clothing/wearing apparel sales, new	P	P*	P*	P*	P*	P*	P*	P*	P*								5.134
	Clothing/wearing apparel sales, used	P	P*	P*	P*	P*	P*	P*	P*	P*								5.134
	Convenience store		P	P	P	P	P	P	P	P								

§ 4.905 CENTRAL BUSINESS (“H”) DISTRICT.

(a) *Purpose and intent.* It is the purpose of the central business (“H”) district to provide a specific central business district zone for the more intense use of all commercial uses permitted in previous commercial districts; providing less restrictive height and area regulations; and such uses accessory thereto.

(b) *Uses.* In the central business (“H”) 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 in accordance with the use tables in Chapter 4, Articles 6 and 8 and the supplemental use standards of Chapter 5.

(c) *Property development standards.*

(1) The minimum dimension of lots and yards and the height of buildings in the central business (“H”) district, shall be as shown in the accompanying table. Development in this district shall be exempt from all subsections, except for § 6.101(a), Yards of Chapter 6, Development Standards. Access for one-family attached (townhouse, rowhouse) units shall be provided to each principal building by:

- a. A public street or alley; or
- b. A private common access easement that is not less than 20 feet in width.

(2) This district may only be applied to that area known as the central business district of Fort Worth bounded on the east by I-35W; on the south by a line one-half block south of Vickery Boulevard and extending west to the centerline of I-30; on the west by a line extending north and south with the east property line of the City of Fort Worth water treatment plant to West 10th Street and along West 10th Street to Clear Fork of the Trinity River and along the Clear Fork to the Trinity River; on the north by the center of the Trinity River to the extension of Jones Street and thereafter by Bluff Street, as shown in Exhibit B.15.

Central Business (“H”) District	
Front yard	None required
Rear yard	None required
Units per acre	No restriction
Units per building	No restriction
Side yard	5 feet minimum adjacent to residentially zoned lot, none otherwise; if provided, side yard must be 3 feet minimum
Height	No restriction

(d) *Other development standards.* Development in the central business (“H”) district may be subject to a variety of general development standards, including, but not limited to the following.

- (1) *Off-street parking and loading.* None required.
- (2) *Landscaping and buffers.* See Chapter 6, Development Standards, Article 3, Landscaping, Buffers and Urban Forestry, § 6.300.
- (3) *Signs.* See Chapter 6, Development Standards, § 6.400, Signs.
- (4) *Outdoor storage or display.* Limited outdoor storage or display may be permitted. See Chapter 5, Supplemental Use Standards, § 5.306, Storage or Display in Commercial Districts, Outdoor.

(5) *Metal buildings.* The exterior metal building walls of the front and any sides of a building facing a public street that will be constructed with metal cladding as the primary siding material shall not be constructed with exposed fasteners on more than 50% of the building. All buildings with metal siding shall have at least two exterior architectural features for articulation, such as front porches, gables, awnings or other exterior siding materials. Exterior metal siding shall not be considered an architectural feature. These provisions shall not apply to large retail stores.

(Ord. 20159-04-2012, § 1 (Exh. A), passed 4-3-2012)