



Planning and Development Department

Summary of Zoning Districts of the City of Fort Worth

Rev. 03-10

<u>Type</u>	<u>Special Use Districts</u>
“AG” Agricultural	Farms, ranches or nurseries for the growing of plants and raising of livestock. Also permitted are public service facilities such as churches, schools, libraries, etc.
“CF” Community Facilities	Public facilities including churches, govt. offices, health services, public safety, colleges and schools, community and group homes, and recreation facilities.
“DD” Demolition Delay	Special overlay districts to provide for protection and preservation of places and areas of historic and cultural importance and significance.
“HC” Historic and Cultural	
“HSE” Highly Sig. Endang.	
“MH” Manufactured Hsg.	Manufactured Housing / Mobile Home Parks and Subdivisions, and their related uses. (dwelling purposes only)
“PD” Planned Developmt.	Special district permitting specific commercial, industrial and residential/commercial mixed uses, normally requiring site plan approval prior to development.

Residential Districts

One-Family Detached

“A-2.5A” One-Family	One-family detached dwellings (min. lot size 2 ½ acres), churches, schools, parks, etc.
“A-43” One-Family	One-family detached dwellings (min. lot size 1 acre), churches, schools, parks, etc.
“A-21” One-Family	One-family detached dwellings (min. lot size ½ acre), churches, schools, parks, etc.
“A-10” One-Family	One-family detached dwellings (min. lot size 10,000 sq. ft.), churches, schools, parks, etc.
“A-7.5” One-Family	One-family detached dwellings (min. lot size 7,500 sq. ft.), churches, schools, parks, etc.
“A-5” One-Family	One-family detached dwellings (min. lot size 5,000 sq. ft.), churches, schools, parks, etc.
“AR” One-Family Restricted	One-family detached zero-lot line dwellings (min. lot size 3,500 sq. ft.), churches, schools, parks, etc.

One-Family and Two-Family, Detached and Attached

“B” Two-Family	One-family and two-family detached and attached dwellings (min. lot size 5,000 sq. ft. for two <u>attached</u> dwellings on a single lot; and 7,500 sq. ft. min. lot size for two <u>detached</u> dwellings on a single lot); plus all “A-5” and “AR” uses.
“R1” Zero Lot Line / Cluster	One-family detached dwellings on a min. 3,300 sq. ft. lot; one-family detached zero lot line dwellings on a min. 2,500 sq. ft. lot; two-family attached zero lot line dwellings on a min. 2,500 sq. ft. lot, w/ maximum density of 13 dwelling units/acre ; cluster of attached, detached, & ZLL dwellings w/ maximum density of 15 dwelling units/acre w/ min. 15% open space; plus all “B” uses.
“R2” Townhouse/Cluster	One-family attached townhouse / rowhouse dwellings, w/ min. 15% open space, and max. density of 12 dwelling units / ac. , not exceeding 10 attached dwelling units per building; plus all “R1” uses.

Multifamily

“CR” Low Density Multifamily	Multifamily dwelling units at a maximum density of 12 dwelling units / acre , per Sec. 6.506 of the <i>Unified Residential Development</i> provisions.
“C” Medium Density Multifamily	Multifamily dwelling units at a maximum density of 18 dwelling units / acre , per Sec. 6.506 of the <i>Unified Residential Development</i> provisions.
“D” High Density Multifamily	Multifamily dwellings units at a maximum density of 24 dwelling units / acre , per Sec. 6.506 of the <i>Unified Residential Development</i> provisions.

“UR” Urban Residential Higher density, residential only, pedestrian-oriented development for designated mixed-use growth centers and urban villages, so as to provide a lower height multi family land use in transitional areas between mixed use and one- and two-family districts.

Mixed-Use Development

“MU-1” & “MU-1G”
Low Intensity Mixed-Use Higher density, mixed-use, pedestrian-oriented development for designated mixed-use growth centers and urban villages, so as to concentrate a variety of housing types among neighborhood-serving commercial and institutional uses. MU-1 is encouraged in the central city, while MU-1G is encouraged in outlying “greenfield” areas.

“MU-2” & “MU-2G”
High Intensity Mixed-Use Higher density, mixed-use, pedestrian-oriented development for designated mixed-use growth centers and urban villages, so as to concentrate a variety of housing types among commercial, institutional, and select light industrial uses. MU-2 is encouraged in the central city, while MU-2G is encouraged in outlying “greenfield” areas.

“CB” Camp Bowie High density, mixed-use, pedestrian-oriented development for designated area along Camp Bowie Blvd. corridor south of I-30 to SW Loop 820. Subject to review by Urban Design Commission.

“NS” Near Southside High density, mixed-use, pedestrian-oriented development for designated area south of Downtown. Subject to review by Urban Design Commission.

NS/R” Near Southside Restricted High density, mixed-use, pedestrian-oriented development for designated area south of Downtown. Subject to review by Urban Design Commission. **Bars and Light Industrial uses prohibited.**

“TU” Trinity Uptown High density, mixed-use, pedestrian-oriented development for designated area north of Downtown. Subject to review by Urban Design Commission.

Commercial

Low Intensity

“ER” Neighborhood
Commercial Restricted Beauty/barber shops, bookstores, drug stores, studios and offices, public and civic uses, nursing homes, and health care. **Alcohol sales prohibited.**

“E” Neighborhood
Commercial All uses permitted in “ER”, plus retail sales, banks, restaurants, gasoline sales, offices, bakeries, and alcohol sales for off premise consumption and as part of food service.

Moderate Intensity

“FR” General Commercial
Restricted All uses permitted in “E”, plus theaters, auto sales & repair, hotels, health care facilities, commercial and business clubs, bowling alleys, large retail stores, home improvement centers with outside storage and display. **Alcohol sales prohibited**

“F” General Commercial All uses permitted in “FR”, plus amusement enterprises e.g. nightclubs, pool halls, taverns, skating rinks, used furniture, etc. **Alcohol sales and on-premises consumption permitted** in “F” thru “K” districts.

High Intensity

“G” Intensive Commercial All uses permitted in “F”, plus other retail uses not considered offensive or noxious because of odors, smoke, dust, noise, or vibration, and contain less restrictive area regulations. 12-story maximum height.

“H” Central Business All uses permitted in “G”, plus multifamily residential, printing and publishing, wholesale offices, etc. No height restrictions and permissive area regulations. Restricted to designated Central Business District. Subject to review by Downtown Design Review Board.

Type

Industrial

“I” Light Industrial All uses permitted in “H”, plus food processing, animal hospitals and outdoor kennels, transportation terminals, batch plant, warehousing, outside sales & storage, printing and light manufacturing.

“J” Medium Industrial All uses permitted in “I”, plus breweries, cement products, power plants, grain elevators, poultry slaughtering, and light manufacturing over 50 horsepower motor.

“K” Heavy Industrial All uses permitted in “J”, plus heavy industrial uses such as metal fabrication, asphalt mixing plants, cotton oil mills, forge plants, machines shops, soap manufacturing, stock yards, permanent batch plants, welding shops, etc.