



Development Department

Summary of Zoning Districts in the City of Fort Worth

Rev. 1/25/07

Type

Special Use Districts

"AG" Agricultural	Farms, ranches or nurseries for the growing of plants and raising of livestock, which are not obnoxious or offensive. 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 "HC" Historic and Cultural "HSE" Highly Sig. Endang.	Special overlay districts to provide for protection and preservation of places and areas of historic and cultural importance and significance.
"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.

Residential Districts (cont'd.)

One-Family Detached (cont'd.)

- "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 attached dwellings on a single lot; and **7,500** sq. ft. min. lot size for two detached dwellings on a single lot); plus all "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 *Unified Residential Development* provisions. (See Chapter 6, Article 5, of Amended Zoning Ordinance No.16086).
- "C" Medium Density Multifamily Multifamily dwelling units at a maximum density of **18 dwelling units / acre**, per Sec. 6.506 of the *Unified Residential Development* provisions. (See Chapter 6, Article 5, of Amended Zoning Ordinance No.16086).
- "D" High Density Multifamily Multifamily dwellings units at a maximum density of **24 dwelling units / acre**, per Sec. 6.506 of the *Unified Residential Development* provisions. (See Chapter 6, Article 5, of Amended Zoning Ordinance No.16086).

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.

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

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, mini-warehouses, bowling alleys, large retail stores, car wash, and 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 under 50 horsepower motor.

“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.