

Chapter 1. General Provisions

1.100 Interpretations, Purpose and Conflict

In interpreting and applying the provisions of this Ordinance, they shall be held to be the minimum requirements for the promotion of safety, health, convenience, comfort, prosperity, or general welfare. It is not intended by this Ordinance to interfere with or abrogate or annul any easements, covenants or other agreements between parties, provided, however, that where this Ordinance imposes a greater restriction upon the use of buildings or premises or upon height of buildings, or requires larger open spaces than are imposed or required by other ordinances, rules, regulations or by easements, covenants or agreements, the provisions of this Ordinance shall govern.

1.101 Transitional Provisions

A. Development Exempt from Changes to Ordinance

The adoption of this digest and revision of the zoning ordinances of the City of Fort Worth shall not require any change in the plans, construction or designated use of a building that meets both of the following criteria:

1. A building permit has been issued prior to the effective date of this Ordinance; and
2. Plans for the development are on file with the Planning and Development Department prior to the effective date of this Ordinance.

B. Construction Start and Completion

Construction must start and be diligently prosecuted within six months of the date of such permit, and the entire building shall be completed according to the filed plans, within two years from the effective date of this Ordinance.

C. Development Subject to this Ordinance

Development that does not meet the requirements of Paragraphs A. and B. above shall be subject to the provisions of this Ordinance, including any revisions or amendments hereto, except as otherwise provided by law.

1.102 Effective Date

The effective date of this digest and revision of the zoning ordinances of the City of Fort Worth shall be April 21, 2016.

1.103 Severability

Should any section, clause or provision of this Ordinance be declared by the Court to be invalid, the same shall not affect the validity of the Ordinance as a whole or any part thereof, other than the part so declared to be invalid.