

Article 9. Commercial Districts

4.900 Neighborhood Commercial Restricted ("ER") District

A. Purpose and Intent

The purpose of the Neighborhood Commercial Restricted ("ER") District is to provide areas for neighborhood serving limited commercial, institutional and office uses. Alcoholic beverage sales are prohibited.

B. Uses

In the Neighborhood Commercial Restricted ("ER") 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.

1. Limitations on Commercial Development in "ER" District.

The sale of alcoholic beverages shall not be permitted in the "ER" District.

All business shall be conducted wholly within an enclosed building.

No drive-in or curb services shall be permitted unless approved through Special Exception.

C. Property Development Standards

The minimum dimension of lots and yards and the height of buildings in the Neighborhood Commercial Restricted ("ER") District, shall be as shown in the accompanying table.

Neighborhood Commercial Restricted ("ER") District	
Business/Tenant Size	5,000 square feet maximum gross floor area per tenant. Exterior entrances are required for each tenant. Special Exception required for each business in excess of 5,000 square feet.
Building Size	10,000 square feet maximum gross floor area. Special Exception required for building in excess of 10,000 square feet.
Building Lot Coverage	30% maximum
Front Yard*	20 feet minimum
Rear Yard* Adjacent to A or B Residential District	5 feet minimum, however where a residential supplemental setback applies and the building exceeds 20 feet in height, the building setback must equal the height of the building.
Adjacent to All Other Districts	5 feet minimum
Side Yard*	
Interior lot Adjacent to A or B Residential District	5 feet minimum adjacent to residentially zoned lot; none otherwise. If provided, side yard must be 3 feet minimum. However where the building exceeds 20 feet in height and a residential supplemental setback applies, the building setback must equal to the height of the building.
Adjacent to All Other Districts	5 feet minimum
Corner lot**	None required unless through lot, then 10 feet minimum required
Height	35 feet maximum, For any part of a building that exceeds 20 feet in height and a residential supplemental setback applies per Section 6.300, the building setback must equal the height of the building. See Section 6.100.

Notes: * Additional setback may be required (see Chapter 6 'Development Standards, section 6.300 Bufferyard and Supplemental Building Setback'). ** May be subject to projected front yard (Section 6.101F)

D. Other Development Standards

Development in the Neighborhood Commercial Restricted ("ER") District may be subject to a variety of general development standards in Chapter 6, and the following provisions:

1. **Off-Street Parking and Loading.** For further details, other uses, and loading areas, see Chapter 6 *'Development Standards, Article 2 Off Street Parking and Loading'*, Section 6.200. Limited to passenger automobiles only.
The restrictions in Section 6.202F shall apply to all auxiliary parking.
 - a. Parking shall not be permitted in the required front yard (setback) if the required front yard of the building faces any portion of a required front yard of an A or B residential district or the front yard of the building is adjacent to the front yard of an A or B residential district. The remainder of the yard must be landscaped.
 - b. Retail buildings require one space per 250 square feet. Office or professional buildings require one space per 400 square feet. A curb or bumper shall be placed along the perimeter of the parking area to prevent vehicles from extending into the required front yard, into an abutting alley, beyond the property line, or from damaging the walls or shrubs screening it from residential property. The required front yard shall not be graveled or hard-surfaced, but shall be maintained as open or landscaped green space. A sidewalk shall be constructed to City specifications abutting the front line of the parking lot and between the lot and the property line of the nearest intersecting commercial street.
2. **Landscaping and Buffers adjacent to A or B Residential Zoning District.** Screening trees must be provided within the buffer area along the property line adjacent to an A or B district. Trees must be spaced no more than 25 feet apart. 50% of these trees must be evergreen.
A minimum six foot screening fence is required along the property line adjacent to an A or B district. Allowed screening fence materials are limited to masonry or wrought iron fence with landscape screening; smooth concrete, wood, vinyl or metal fences are not permissible types. See Chapter 6, Development Standards, Article 3.
3. **Signs.** See Chapter 6 *'Development Standards, Section 6.400 Signs'*
No freestanding or roof signs are permitted.
Signs shall be fastened flat against the wall.
No sign shall be illuminated.
The sign shall cover no more than 15 percent of the area of the wall or facade, including doors and windows, on which the sign is placed, and shall not extend above the roof line or parapet wall of the building.
4. **Metal Buildings.** The exterior metal 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 fifty (50%) percent 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. Each metal siding shall not be considered an architectural feature. These features shall not apply to Large Retail Stores. (Ord. No. 13896, Eff. 10/12/99; 18389, 12/02/08; 18904, 11/03/09; Ord. No. 20159, 5/15/12)

4.901 Neighborhood Commercial ("E") District

A. Purpose and Intent

The purpose of the Neighborhood Commercial ("E") District is to provide areas for neighborhood-serving commercial, institutional and office uses.

B. Uses In the Neighborhood Commercial ("E") 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.

1. Limitations on Commercial Development in "E" District.

a. Retail stores with a footprint exceeding 60,000 square feet are prohibited. Ord. 14331 Eff. 9/5/2000

C. Property Development Standards

The minimum dimension of lots and yards and the height of buildings in the Neighborhood Commercial ("E") District shall be as shown in the accompanying table.

Neighborhood Commercial, "E" District	
Front Yard*	20 feet minimum; 0 feet minimum when fronting an arterial street**
Rear Yard*	10 feet minimum unless adjacent to residential district, where 15 feet minimum required
Side Yard*	
Interior lot	5 feet minimum adjacent to residentially zoned lot, none otherwise. If provided, side yard must be 3 feet minimum
Corner lot**	None required unless through lot, then 10 feet minimum required
Height	3 stories or 45 feet maximum provided, however, Stealth Telecommunication Towers are permitted to a height of 60 feet. Telecommunication Towers are permitted to a height of 45 feet as a Special Exception approved by the Board of Adjustment.

Notes: * Additional setback may be required see Chapter 6 'Development Standards, Section 6.300 Bufferyard and Supplemental Building Setback'. **May be subject to projected front yard (Section 6.101G)

D. Other Development Standards

Development in the Neighborhood Commercial ("E") District may be subject to a variety of general development standards, including, but not limited to:

- 1. Off-Street Parking and Loading.** Commercial buildings require one space per 250 square feet. Office or professional buildings require one space per 400 square feet. Restaurants require one space per 100 Square Feet of gross floor area. For further details, other uses, and loading areas, see Chapter 6 'Development Standards, Chapter Article 2 Off Street Parking and Loading, Section 6.200'.
- 2. Landscaping and Buffers.** Generally, ten percent of net site area. See Chapter 6 'Development Standards, Article 3 Landscaping, Buffers, and Urban Forestry, Section 6.300'.
- 3. Signs.** See Chapter 6 'Development Standards, Section 6.400 Signs'.
- 4. Outdoor Storage or Display.** Limited outdoor storage or display may be permitted. See Chapter 5 'Supplemental Use Standards, Section 5.306 Storage or Display in Commercial Districts, Outdoor'.
- 5. Metal Buildings.** The exterior metal 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 fifty (50%) percent 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. No. 13896, Eff. 10/12/99; 14331, 09/05/00; 15283, 10/08/02; 18904, 11/03/09; Ord. No. 20159, 05/15/12; Ord. No. 20983, 10/15/13)

4.902 General Commercial Restricted ("FR") District

A. Purpose and Intent

The purpose of the General Commercial Restricted ("FR") District is to provide for commercial uses intended to serve the entire community. Alcoholic beverage sales are prohibited.

B. Uses

In the General Commercial Restricted ("FR") 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. The sale of alcoholic beverages shall not be permitted in the "FR" District.

C. Property Development Standards

The minimum dimension of lots and yards and the height of buildings in the General Commercial Restricted ("FR") District, shall be as shown in the accompanying table.

General Commercial Restricted ("FR") District	
Front Yard*	None required if entire block frontage is zoned "FR" through "K"; if the block frontage contains a residential district or the "ER" or "E" District, the most restrictive district standards apply.
Rear Yard*	10 feet minimum unless adjacent to residential district, where 15 feet minimum required
Side Yard*	
Interior lot	5 feet minimum adjacent to residentially zoned lot, none otherwise. If provided, side yard must be 3 feet minimum
Corner lot*	None required unless through lot, then 10 feet minimum required
Height	3 stories or 45 feet maximum provided, however, Stealth Telecommunication Towers are permitted to a height of 60 feet. Telecommunication Towers are permitted to a height of 45 feet as a Special Exception approved by the Board of Adjustment.
Notes: * Additional setback may be required by (Sections 6.101Cor6.300). **May be subject to projected front yard (Section 6.101G)	

D. Other Development Standards

Development in the General Commercial Restricted ("FR") District may be subject to a variety of general development standards, including, but not limited to:

- 1. Off-Street Parking and Loading.** Commercial buildings require one space per 250 square feet. Office or professional buildings require one space per 400 square feet of gross floor area. Restaurants require one space per 100 square feet of gross floor area. For further details, other uses, and loading areas, see Chapter 6 'Development Standards, Article 2 Off Street Parking and Loading, Section 6.200'.
- 2. Landscaping and Buffers.** Generally, ten percent of net site area. See Chapter 6 'Development Standards, Article 3 Landscaping, Buffers, and Urban Forestry', Section 6.300.
- 3. Signs.** See Chapter 6 'Development Standards, Section 6.400 Signs'.
- 4. Outdoor Storage or Display.** Limited outdoor storage or display may be permitted. See Chapter 5 'Supplemental Use Standards, Section 5.306 Storage or Display in Commercial Districts, Outdoor'.
- 5. Metal Buildings.** The exterior metal 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 fifty (50%) percent 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. No 13896, Eff. 10/12/99; 14556, 03/20/01; 15283, 10/08/02; 16520, 07/19/05; 18904, 11/03/09; Ord. No. 20159, 05/15/12)

4.903 General Commercial ("F") District

A. Purpose and Intent

The purpose of the General Commercial ("F") District is to provide for commercial uses intended to serve the entire community.

B. Uses

In the General Commercial ("F") 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

The minimum dimension of lots and yards and the height of buildings in the General Commercial ("F") District, shall be as shown in the accompanying table.

General Commercial ("F") District	
Front Yard*	None required if entire block frontage is zoned "FR" through "K"; if the block frontage contains a residential district or the "ER" or "E" District, the most restrictive district standards apply.
Rear Yard*	10 feet minimum unless adjacent to residential district, where 15 feet minimum required
Side Yard*	
Interior lot	5 feet minimum adjacent to residentially zoned lot, none otherwise. If provided, side yard must be 3 feet minimum.
Corner lot**	None required unless through lot, then 10 feet minimum required
Height	3 stories or 45 feet maximum provided, however, Stealth Telecommunication Towers are permitted to a height of 60 feet. Telecommunication Towers are permitted to a height of 45 feet as a Special Exception approved by the Board of Adjustment.
Notes: * Additional setback may be required by Sections 6.101C or 6.300. **May be subject to projected front yard (Section 6.101G)	

D. Other Development Standards

Development in the General Commercial ("F") District may be subject to a variety of general development standards, including, but not limited to:

- 1. Off-Street Parking and Loading.** Commercial buildings require one space per 250 square feet Office or professional buildings require one space per 400 square feet of gross floor area. Restaurants require one space per 100 square feet of gross floor area. For further details, other uses, and loading areas, see Chapter 6 'Development Standards, Article 2 Off Street Parking and Loading', Section 6.200.
- 2. Landscaping and Buffers.** Generally, ten percent of net site area. See Chapter 6 'Development Standards, Article 3 Landscaping, Buffers, and Urban Forestry', Section 6.300.
- 3. Signs.** See Chapter 6 'Development Standards, Section 6.400 Signs'.
- 4. Outdoor Storage or Display.** Limited outdoor storage or display may be permitted. See Chapter 5 'Supplemental Use Standards, Section 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 fifty (50%) percent 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. No 13896, Eff. 10/12/99; 14556, 03/20/01; 15283, 10/08/02; 16520, 07/19/05; 18904, 11/03/09; Ord. No. 20159, 05/15/12)

4.904 Intensive Commercial ("G") District

A. Purpose and Intent

The purpose of the Intensive Commercial ("G") District is to provide for a wide range of intensive commercial, institutional and office uses intended to serve the entire community.

B. Uses

In the Intensive Commercial ("G") 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

The minimum dimension of lots and yards and the height of buildings in the Intensive Commercial ("G") District, shall be as shown in the accompanying table.

Intensive Commercial ("G") District	
Front Yard*	None required if entire block frontage is zoned "FR" through "K"; if the block frontage contains a residential district or the "ER" or "E" District, the most restrictive district standards apply.
Rear Yard*	10 feet minimum
Side Yard*	
Interior lot	5 feet minimum adjacent to residential district, none otherwise. If provided, side yard must be 3 feet minimum
Corner lot**	None required unless through lot, then 10 feet minimum required
Height	12 stories or 120 feet maximum provided, however, Stealth Telecommunication Towers are restricted to a height of 75 feet. Telecommunication Towers are restricted to a height of 60 feet.
Notes: * Additional setback may be required by Sections 6.101C or 6.300. **May be subject to projected front yard (Section 6.101G)	

D. Other Development Standards

Development in the Intensive Commercial ("G") District may be subject to a variety of general development standards, including, but not limited to:

- 1. Off-Street Parking and Loading.** Commercial buildings require one space per 250 square feet. Office or professional buildings require one space per 400 square feet. Restaurants require one space per 100 square feet of gross floor area. For further details, other uses, and loading areas, see *Chapter 6 'Development Standards, Article 2 Off Street Parking and Loading', Section 6.200.*
- 2. Landscaping and Buffers.** Generally, ten percent of net site area. See *Chapter 6 'Development Standards, Article 3 Landscaping, Buffers, and Urban Forestry', Section 6.300.*
- 3. Signs.** See *Chapter 6 'Development Standards, Section 6.400 Signs'.*
- 4. Outdoor Storage or Display.** Limited outdoor storage or display may be permitted. See *Chapter 6 'Supplemental Use Standards, Section 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 fifty (50%) percent 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. No. 13896, Eff. 10/12/99; 14556, 03/20/01; 15283, 10/08/02; 16520, 07/19/05; 18904, 11/03/09; Ord. No. 20159, 05/15/12)

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

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 Subsection A, of Section 6.101, "Yards" of Chapter 6, "Development Standards". Access for one-family attached (townhouse, rowhouse) units shall be provided to each principal building by:

A public street or alley; or by

A private common access easement that is not less than 20 feet in width.

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 St. and along West 10th St. 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:

1. **Off-Street Parking and Loading.** None required.
2. **Landscaping and Buffers.** See Chapter 6 'Development Standards, Article 3 Landscaping, Buffers, and Urban Forestry', Section 6.300.
3. **Signs.** See Chapter 6 'Development Standards, Section 6.400 Signs'.
4. **Outdoor Storage or Display.** Limited outdoor storage or display may be permitted. Refer to 'Supplemental Use Standards, Chapter 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 fifty (50%) percent 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. No. 13896, Eff. 10/12/99; 14557, 09/18/01; 14556, 03/20/01; 14987, 02/19/02; 15816, 01/06/04; 15829, 01/13/04; 15839, 01/20/04; 16520, 07/19/05; 18105, 05/20/08; 18904, 11/03/09; Ord. No. 20159, 05/15/12)