

Article 3. Accessory Uses**5.300 General****A. Uses.**

Accessory uses as regulated by this section are uses which are clearly incidental to the use of the principal building/primary structure or the primary use. Accessory uses include permanently installed detached accessory structures such as porches supported by columns, greenhouses, garages (greater than a six foot door), guest houses, studios, carports, private workshops (six foot door or less), play structures, swimming pools, pool houses, gazebos/cabanas/pergolas, boat docks, outdoor kitchen facilities, riding arena for the personal use of the resident owner, storage buildings, dumpsters (non-residential) or similar uses. Accessory uses not permitted in residential districts include carports not permanently installed, portable storage containers for permanent use, shipping containers, rail cars and the like. Flagpoles are not considered an accessory use but must meet the height requirement of the zoning district.

B. Utility Meters.

Accessory structures that connect to utilities such as water, electric, and gas must receive service from meters serving the primary structure.

C. Size.

Accessory Structures shall not be a greater square footage than the primary structure.

D. Placement on Platted Lots.

Accessory structures shall not be constructed or placed on a lot without a primary use or across platted property lines where the primary use does not cross the property line.

E. Not permitted in more restrictive district.

Buildings, structures or uses that are accessory to the uses permitted in one district shall not be permitted in a district of a more restrictive classification.

F. Accessory structures not permitted in front yards.

No attached or detached accessory structure such as, porches supported by columns, greenhouses, garages, swimming pools or similar uses shall be erected on property within the minimum front yard, established front yard or projected front yard. When the platted front yard or established front yard is less than the minimum required front yard, the setback of the minimum required front yard shall be met.

5.301 Accessory Uses on Residential Lots**A. General Provisions**

1. Any accessory building added to an existing legal non-conforming one or two-family dwelling shall conform to the district standards applicable to the residential use.
2. Accessory buildings shall comply with the side and rear setbacks for the primary structure of the zoning district applicable to the residential use.
3. The total area covered by all rooftops shall not exceed the maximum lot coverage (%) for the district applicable to the residential use.
4. Accessory structures attached to a primary structure by a breezeway, covered walkway, or other structure whose roofline is not part of the primary structure shall not be considered to be an extension of the primary structure.
5. For purposes of enforcing this section, the MH zoning district is considered a residential zoning district.

B. Non-Habitable Accessory Structures

1. All accessory structures except private garages , private carports, or private porte cocheres:
 - a. Allowable Square Footage

Non-habitable accessory buildings shall not exceed the maximum square footage for each residential lot size as depicted in the following table:

Lot Size	Maximum Total Square Feet For Accessory Buildings
Less than 5,000 square feet	120 square feet
5,000 to 9,999 square feet	200 square feet
10,000 to 21,779 square feet	400 square feet
21,780 square feet to 43,559 square feet	400 square feet
43,560 square feet or larger	2% of the total area of the lot

The maximum square footage limits shown above shall be cumulative of all non-habitable accessory buildings for each lot, excluding private garages, private carports, and private porte cocheres. Private garages, private carports, and private porte cocheres shall not be included for the purpose of determining the allowable square footage of non-habitable accessory buildings on a single residential lot.

The square footage within an attic or loft shall be excluded from the calculation of maximum square footage of a non-habitable accessory building or structure.

- b. Non habitable accessory buildings or structures shall be limited to one story, but may have an attic or loft, provided the attic or loft does not contain heated or air conditioned floor space. The non-habitable accessory structure may not exceed the height of the primary structure.
- c. All non-habitable accessory structures must be located behind the rear wall of the primary residential structure that is furthest from the street or at least 75 feet from the front property line, whichever is the least restrictive.
- d. Non-habitable accessory structures shall be limited to a height of ten feet. The height of the accessory structure may be increased to a maximum height of twelve feet, provided that, for each additional one foot of height over ten feet, the accessory building is setback an additional two feet (2:1) from the rear and side setback requirements of the district applicable to the residential use.
- e. Temporary portable storage containers and dumpsters may be utilized for a maximum of 30 days unless associated with an unexpired building permit, which may be allowed up to 180 days or the duration of the building permit, whichever is less. One such container per building permit may be allowed per address for each year. These units must be placed only on a permanently paved driving or parking surface if in the front yard of a single family or two family home and may not encroach into the street right-of-way.

2. Private Carports, private carports, or private porte cocheres

- a. Non-habitable accessory buildings or structures shall be limited to one story, may have an attic or loft provided the attic or loft does not contain heated or air conditioned floor space. The non-habitable accessory structure may not exceed the height of the primary residence.
- b. No more than one garage and one carport or porte cochere per residential unit on a single residential lot shall be permitted on lots less than ½ acre. Additionally garages or port cocheres may be permitted provided the garages and porte cocheres are:
 - i. An integral part of the primary residential structure; and
 - ii. Have the same roofline as the primary residential structure; and
 - iii. Share a driveway and/or motor court as the primary residential structure.
- c. On lots ½ acre or larger, two garages and one carport or porte cochere per residential unit on a single residential lot shall be permitted.
- d. Private carports and private porte cocheres in rear setbacks.
 - i. The rear yard setback for a private carport or porte cocheres in one-family districts with a lot size of 7,500 square feet or less shall be 1.5 feet when the following conditions are met:
 - 1. The maximum square footage of the carport or porte cochere is not greater than 400 square feet;

2. The maximum height of the plate of the carport or porte cocheres is no higher than the plate height of the first floor of the main residential structure; and
 3. The roof pitch of the carport or porte cocheres is no steeper than the predominate roof pitch of the main residential structure.
- ii. The side yard setback for a private carport or private porte cocheres in one-family districts with a lot size of 7,500 square feet or less shall be 1.5 feet when the following conditions are met:
1. The maximum total square footage of the carport or porte cocheres is not greater than 200 square feet;
 2. The maximum height of the plate of the carport or porte cochere is no higher than the plate height of the first floor of the main residential structure; and
 3. The roof pitch of the carport or porte cocheres is no steeper than the predominate roof pitch of the main residential structure.
- iii. No private carport or porte cochere shall be permitted within the minimum required front yard, platted front yard, or projected front yard of residential dwellings except by special exception granted by the Board of Adjustment in accordance with the use tables in Chapter 4, Article 6. In reviewing a request for a private carport or porte cochere within the minimum required front yard, platted front yard, or projected front yard, the Board of Adjustment shall consider the following:
1. The presence and/or absence of a functional garage on the residential lot, parcel or tract;
 2. The viability of access to the side and rear yard;
 3. The size, height, and design of the carport or porte cochere and its impact on adjacent properties; and
 4. The incidence of other carports or porte cocheres on the block face.

C. Habitable accessory structures:

In addition to the requirements set out in Subsection A "General Provisions", habitable accessory Buildings must comply with the following requirements:

6. Must meet all applicable City of Fort Worth Building Code for Habitable Structures.
7. May not exceed the height of the primary
8. May be used only as an Accessory Dwelling Unit and may not be used as a separate independent residence for one-family districts.

5.302 Accessory Uses on Non-Residential Lots

A. General Provisions

Accessory storage structures shall comply with the side and rear yard setbacks for the primary structure of the applicable zoning district.

B. Non-Habitable Accessory Structures

1. All non-habitable accessory uses must be located behind the front wall of the primary structure that is furthest from the street.
2. If adjacent to a residential district, the height of the accessory structure shall be limited to a height of 10 feet. The height of the accessory structures shall be measured from the ground to the highest point of the structure. The height of the structure may be increased to a maximum height of 12 feet, provided that, for each one foot an additional 2 feet (2:1 ratio) from the rear and side yard setback requirements in the district applicable to the non-residential use.
3. Refuse dumpsters and recycling collection containers shall be installed on concrete pads and be screened on all sides from view of a public street or residential area.
4. Storage containers must not be placed on required parking spaces and must be located behind the primary structure on street frontages.
5. Structures intended as a display of inventory for sale are not regulated by this Section.
6. Job trailers/offices are allowed for construction personnel as part of a building permit and tied to the building permit for the duration of the job.
 - d. Two or more trailers must be spaced a minimum of 10 feet apart. A deck may be installed to connect multiple trailers.
 - e. If the trailer is located off the job site, the following applies:

- i. Must be in "E" Neighborhood Commercial or less restrictive zoning district;
 - ii. The office must have a dust free parking surface;
 - iii. Landscaping and a screening fence/bufferyard is not required;
 - iv. One sign is permitted indicating the nature of construction.
- C. Habitable Accessory Uses

Security Residence. One residence may be permitted as an accessory use in non-residential districts when part of a business for security purposes. A structure classified as a security residence is not intended to serve as a rental unit independent of the business. A temporary structure, such as a mobile home or RV is not permitted as a permanent security residence. (Ord. No. 20454, Eff. 10/27/12)

5.303 Reserved (Ord. No. 20454, Eff. 10/27/12)

5.304 Reserved (Ord. No. 20454, Eff. 10/27/12)

5.305 Fences

A. Fences Required

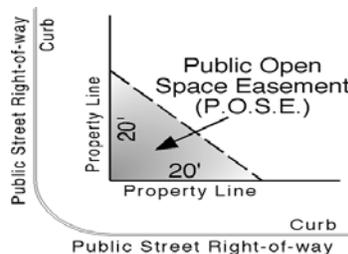
1. Screening fences shall be provided in the "IP" Industrial Park District in accordance with Section 4.1104B.14 and E.
2. Inoperable automobiles upon which repairs are to be conducted in connection with automotive repair or paint and body shop shall be enclosed by a screening fence in accordance with Section 5.104.
3. Parking areas for bed and breakfast homes shall be screened from view of adjacent residences by a solid screening fence or dense shrubs and vegetation in accordance with Section 5.106.
4. Parking areas for bed and breakfast inns shall be screened from view of adjacent residences by a screening fence or dense shrubs and vegetation in accordance with Section 5.107.
5. Self-service and full-service car washes shall have a screening fence or wall along any property line abutting a residential district in accordance with Section 5.108.
6. Outdoor play areas for day cares shall be enclosed by a fence or wall in accordance with Section 5.111.
7. Newspaper distribution centers shall be screened from adjacent residential districts or properties with a screening fence in accordance with Section 5.124.
8. Permanent outdoor display, sales and storage areas and rear storage areas for large retail stores shall be enclosed by a fence in accordance with Section 5.134 (A) (9).
9. Telecommunications towers and support facilities shall be surrounded by a security fence in accordance with Section 5.137.
10. Motor vehicle junk yards or used automobile junk areas in a "J" Medium Industrial or "K" Heavy Industrial District shall be enclosed by a screening fence in accordance with Section 5.141.
11. Certain dish satellite antennas shall be enclosed by a screening fence in accordance with Section 5.304.
12. Off-site auxiliary parking lots shall have a screening fence and bufferyard on all sides adjacent to a residential district in accordance with Section 6.202.
13. A screening fence shall be constructed between one- or two-family residential districts and adjacent nonresidential districts in accordance with Section 6.300.
14. Refuse handling facilities, mechanical equipment, loading docks and truck berths shall be screened in accordance with Section 6.301 (D), which may include an opaque wall or wooden screening fence.
15. A screening fence shall be constructed on property lines of Unified Residential Developments adjacent to a one- or two-family residential district in accordance with Section 6.506D.

16. Vehicles stored overnight for repair at automotive repair, paint and body shops shall be stored in an enclosed building, enclosed by a minimum six foot solid screen evergreen hedge or enclosed by a minimum six-foot screening fence in accordance with Section 5.104.
COMMENTARY: All fences, over 6 feet in height (except chain link fences) require a building permit.
17. Vehicles that have been accepted for repairs by automotive repair, paint and body shops must be screened from view behind a six-foot solid screening fence or six-foot solid screen evergreen hedge in accordance with Section 5.104 if the automotive repair, paint and body shop is: 1) adjacent to any one or two-family residential use or 2) within 200 feet from any one or two-family residential use.
18. Any property (except when located in a Mixed Use District) that is platted into three lots or more for one or two family development where the side or rear yard are adjacent to an arterial street as defined by the City Master Thoroughfare Plan, shall be required to provide a minimum 6' masonry wall of brick, stone, decorative cast concrete or cedar wood fence along the entire length of each property. Masonry columns shall be provided not greater than 10 ft. on center. A horizontal relief of the same height shall be placed parallel to the arterial street at intervals not greater than 500 feet with a minimum off-set of 3 feet in depth by 50 feet in length. The off-set section shall be wrought iron type fence design or other such material as approved by the Planning and Development Director, as referenced in Section 5.305.c.1. Required fences may also be located within an easement dedicated to a Home Owners Association (HOA) or Public Improvement District (PID), or, a designated lot of not less than 5 feet wide along the rear or side property line of the residential lots adjacent to the arterial street right-of-Way under the control of an HOA or PID. No building permit shall be issued for lots required to provide a masonry screen fence under this section until a building permit has been provided for the fence. (Ord. No. 17025, Eff. 06/26/06)

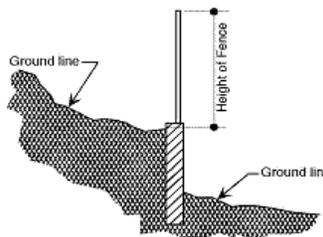
B. Height and Front Yard Regulations

1. No fence or wall shall be erected within the minimum required front yard, platted front yard, or projected front yard except as provided in Subsection 2 for one-family and two-family residential dwellings, Subsection 3 for multifamily developments, Subsection 4 for utility facilities and Subsection 5 for automobile repair and body shops.
2. One-Family and Two-Family Residential Dwellings.
 - a. Up to four-foot open design fence consisting of wrought-iron, tubular steel, picket or similar type material designed for fencing (excluding chain link) that does not obscure visibility and is no greater than 50 percent in density may be erected on property within the minimum required front yard, platted front yard, established front yard projected front yard of one-family and two-family residential dwellings.
 - b. No solid fences and walls are permitted in the required front yard, projected front yard or platted yard of one-family and two-family residential dwellings. The Board of Adjustment may grant a special exception to allow a solid fence or wall up to four feet in height in the front yard, platted front yard or projected front yard in accordance with the requirements set forth for special exceptions in Chapter 3, Article 3.
 - c. Up to a five-foot open design fence consisting of wrought-iron, tubular steel, picket or a similar type material designed for fencing (excluded chain link) that does not obscure visibility and is no greater than 50 percent in density may be permitted within the minimum required front yard, platted front yard, or projected front yard of one-family and two-family residential dwellings as a special exception by the Board of Adjustment provided the following are met:
 - i. The fence will be compatible with the existing use and permitted development of the adjacent properties;
 - ii. The applicant obtains the consent of the property owners of the properties adjacent to the applicant's property and property owners of the property located directly across the street from the applicant's property.
Fence designs may include columns to a maximum height of five feet, six inches (5'6").

3. Multifamily Developments
Up to six-foot wrought-iron fence similar type construction fence that does not obscure visibility (excluding chain link) may be erected within the minimum required front yard or projected front yard of a multifamily development constructed under Section 6.506 entitled "Unified Residential Development." Such fence design may include masonry columns to a maximum height of six feet, six inches (6'6"). For multifamily developments located in MU-1, MU-1G, MU-2, and MU-2G districts, exterior security fences and gates located along public streets, along private streets or walkways that are publicly accessible through a public use easement, or along publicly accessible open space, shall not extend beyond building facades; i.e. these fences shall not be located in the area between building facades and the property line.
4. Up to an eight foot open design fence consisting of wrought-iron, tubular steel, picket or a similar type material designed for fencing (excluding chain link) that does not obscure visibility and is no greater than 50 percent in density (excluding chain link) may be erected around utility facilities within the minimum required front yard, platted front yard, or projected front yard.
5. Fences required under Section 5.104 for automotive repair and body shops may be erected within the minimum required front yard, platted front yard, or projected front yard. For newly constructed automotive repair and body shops located in MU-2 and MU-2G districts, exterior security fences and gates located along public streets, along private streets or walkways that are publicly accessible through a public use easement, or along publicly accessible open space, shall not extend beyond building facades; i.e. these fences shall not be located in the area between building facades and the property line.
6. Screening walls or fences in excess of four feet shall be allowed in any front yard that is, in effect, the rear yard on a through lot adjacent to an existing or proposed arterial street. If the platted front yard or established front yard is less than the minimum required front yard, the setback of the minimum required front yard shall be met.
7. No fence over eight feet in height surrounding residential property shall be allowed behind the front building setback line.
8. No fence exceeding two feet in height shall be permitted on a corner lot within or along a triangle formed by measuring 20 feet in each direction from the point of corner of the property line at the street intersection. This area is also known as a public open space easement (P.O.S.E.).



9. The height of any fence shall be measured from the highest adjacent grade parallel to the fence to the highest point of the fence or any gates.



C. Screening Fence Specifications

All screening fences required by this ordinance shall be constructed in accordance with the following specifications:

1. Screening fences shall be constructed of wood, brick, stone or reinforced concrete products. The Planning and Development Director or his designee may approve other materials provided the material is expressly designed for fence installation and is resistant to sunlight and moisture.
 - a. The following construction specifications shall apply to required screening fences over six feet in height:

Concrete fences:

 - i. Shall be designed by an engineer licensed by the State of Texas.
 - ii. Shall be either poured in place or lift slab construction.
 - iii. Shall be properly engineered to withstand wind load, special load conditions, and site drainage.
 - b. Wood fences:
 - i. Metal posts shall be used for the vertical fence supports. The posts shall be set in concrete at least three feet into the ground.
 - ii. Boards used in the construction shall be spruce, cedar, redwood, or other durable decay-resistant construction. The lumber grade of boards shall be "Select", #1 or equal. Boards should be spaced 1/8 inch apart and shall face the residential district, unless the majority of the residents whose property faces the fence request that the finished side face the adjacent commercial or industrial property. The finished sides of all fences constructed adjacent to a freeway or arterial street shown on the Master Thoroughfare Plan shall face the right-of-way.
 - iii. Wood fences using the stockade/picket/slat style fence shall be prohibited.
 - c. Masonry fences:
 - i. Masonry fences shall be brick, stone or block.
 - ii. Brick fences shall be of exterior grade brick.
 - iii. Block fences shall be Grade N, Type I.

D. Specifications for Other Required Fences

Fences required to be constructed pursuant to the zoning ordinance, other than required screening fences, shall be constructed of materials allowed for screening fences pursuant to Subsection C(1) above or from wrought iron, tubular steel or chain link. Wood, concrete and masonry fences over six feet in height shall be constructed in accordance with the construction requirements set out in Subsection C(2). The finished sides of all fences constructed adjacent to a freeway or arterial street shown on the Master Thoroughfare Plan shall face the right-of-way.

E. Specifications for All Other Fences Adjacent to Freeway or Arterial Street

Except for screening fences and other required fences, which shall comply with Subsections C and D above, fences that are constructed adjacent to a freeway or arterial street shown on the Master Thoroughfare Plan shall be constructed of wood, brick, stone, reinforced concrete products, masonry, wrought iron, tubular steel or chain link. In addition, the Planning and Development Director or his designee may approve other materials provided the material is expressly designed for fence installation and is resistant to sunlight and moisture. The finished sides of all fences constructed adjacent to a freeway or arterial street shown on the Master Thoroughfare Plan shall face the right-of-way.

F. Maintenance

Maintenance requirements for fences are contained in the Minimum Building Standards Code, Section 7-87 (r) of the City Code. The maintenance requirements are set out below for information purposes only. Violation of any of the following requirements shall be a violation of the Minimum Building Standards Code, but not a violation of the zoning ordinance.

1. Fences, retaining walls, decorative walls, and barriers shall be maintained in good condition, and shall not be out of vertical alignment by more than eighteen (18) degrees, unless designed as such.
2. Rotted, fire damaged, or broken wooden slats and support posts shall be repaired or replaced.

3. Broken or severely bent metal posts or torn, cut or ripped metal fencing materials shall be repaired or replaced.
4. Loose brick, stone, rock, mortar or similar materials on masonry walls and barriers shall be rebonded or similarly repaired.
5. The above requirements shall not prohibit a fence, retaining wall, decorative wall or barrier from being removed if it is not otherwise required by law.
6. The above requirements shall only apply to a fence, retaining wall, decorative wall or barrier adjacent to a public right-of-way.

G. Indemnification

Where a fence is to be placed in an easement containing underground utilities, the owner or occupant shall sign a release indemnifying the City from any damages for removal of the fence and damage to the fence as a result of the need to repair or replace said utilities.

(Ord. No. 14624, Eff. 05/15/01; 14713, 07/17/01; 14911, 12/18/01; 15166, 07/23/02; 15406, 04/14/03; 15827, 01/13/04; 15978, 05/13/04; 16330, 03/08/05; 16521, 07/19/05; 16651, 10/11/05; 17025, 06/20/06; 17522, 04/24/07)

5.306 Storage or Display in Commercial Districts, Outdoor

Accessory buildings and uses customarily incident to any commercial use (including air conditioning, ice and refrigerating plants purely incidental to a main activity permitted on the premises) are permitted subject to the following conditions. No use or accessory use shall be construed to permit the keeping of articles, material or merchandise in the open or on the outside of the building except as follows.

A. Items Permitted in “E” through “H” Districts

The following items may be displayed and/or stored year-round outside the main building subject to the conditions contained in this Section, provided, however, general merchandise stores and home improvement stores are permitted to have outdoor storage, display and sales in accordance with Section 5.134(A)(9).

1. Bagged grass seed.
2. Bagged fertilizer.
3. Bagged mulch.
4. Bagged bark chips.
5. Bagged play sand.
6. Bagged potting soil.
7. Bundled firewood.
8. Living plants
9. A maximum of ten portable boxes, bins or other such containers, not to exceed 96 gallon capacity each, for the purpose of collecting aluminum cans, glass, grocery bags or plastic bottles.

B. General Conditions

Outside storage and/or display of the above listed items is subject to strict compliance with the following conditions.

1. No merchandising, nor the storage or stacking of such merchandise may exceed four feet in height (except Christmas trees displayed in vertical position).
2. No merchandise may extend more than five feet from the front wall of the building except holiday sales items and temporary sales as set out in C and D.
3. A four-foot wide unobstructed walkway must be provided between the curb, fire lane, maneuvering aisle or parking space and any stored and/or displayed merchandise.
4. No stored merchandise, goods or products may be situated such that visibility of motor vehicle traffic lanes is obstructed.
5. No area used for the outside storage or display of merchandise shall be located within 25 feet of the rear or side of any residentially used property.
6. No area designated for off-street parking may be used for outside storage or display of merchandise (except holiday sales items).
7. All City fire, building and other codes shall be strictly complied with.

C. Special Conditions for Holiday Sales Permitted in "E" through "H" Districts

Outside storage and/or display of holiday sales items, such as cut trees, pumpkins and cut flowers are subject to strict compliance with the following conditions:

1. Cut trees and pumpkins may be displayed for up to 30 days preceding and including the holiday but must be removed the day immediately following the holiday.
2. All other merchandise may be displayed for no more than 10 days preceding a holiday and must be removed the day immediately following the holiday.
3. Display area may not exceed 30% of the on-premise off-street parking.
4. If a tent is to be erected in conjunction with the sale, a permit from the fire department is required. (Ord. No. 17907, Eff. 12/04/07)

D. Special Conditions for Temporary Outdoor Tent Sales Permitted in "E" through "H" Districts

Outside storage and/or display of new, retail merchandise for temporary tent sales are subject to strict compliance with the following conditions:

1. A permit from the Fire Department is required to erect a tent.
2. Sales may last for no more than 10 consecutive days and are limited to two per business year
3. Display area may not exceed 30% of the on-premise off-street parking.
(Ord. No. 13896, Eff. 10/12/99; 14331, 09/05/00; 17907, 12/04/07; 15406, 01/14/03)

5.307 Large Animals**A. General**

1. If a Large Animal is kept in or confined by any building or structure, such as a stable, barn, shed, pen, or fence, the separation distances required below shall be measured in a straight line from the nearest point of such building or structure to the nearest point of any Regulated Structure.
2. Pre-weaned animals will not be counted in calculating the Pasture Land square footage for each animal.

B. Allowed by Right in "A" One Family and "B" Two Family Districts

1. A property owner with Large Animals must provide required Pasture Land per animal, based on the type of animal to be kept:
 - a. Large Animals, with the exception of those listed in b below, shall require 10,000 square feet per animal.
 - b. Miniature horses, sheep and goats require 5,000 square feet per animal.
2. A property owner must keep any Large Animals at least 50 feet away from a Regulated Structure.
3. A property owner must own a total of ½ acre of contiguous land to keep a Large Animal. This land may be comprised of several individual lots as long as all lots are under common ownership.
4. A property owner must live on the property with the animals or within ¼ mile of the property where the animals are being kept. (Ord. No. 18009, Eff. 03/04/08)

C. Allowed by Special Exception in "A" One Family and "B" Two Family Districts

Property owners who cannot meet the conditions listed in Subsection B above may apply to the Board of Adjustment for a special exception. In granting the special exception, the Board shall consider the following:

1. The presence of other large animals being kept within the neighborhood;
2. The quality of the conditions in which the animal(s) are being kept;
3. The distance of the pasture and shelters from regulated structures;
4. The conditions of the barns or stables and their impact on adjacent properties;
5. The provision of parking or storage for any trailers, in accordance with City Code;
6. The provision of any additional setback or screening to mitigate possible impacts to adjacent properties; and
7. Whether the property owner was lawfully operating prior to the adoption date of this ordinance

D. Requirements in “AG” Agricultural and “K” Heavy Industrial Districts

A property owner must either keep any Large Animals at least 50 feet away from a Regulated Structure or provide the required Pasture Land as follows:

1. Large Animals, with the exception of those listed in 2 below, shall require 10,000 square feet per animal.
2. Miniature horses, sheep and goats require 5,000 square feet per animal.

E. Legal Non-Conforming Status

A property owner wanting to claim legal non-conforming status under Chapter 7 Nonconformities must register with the City of Fort Worth, Planning and Development Department, within one year of the adoption date of this ordinance. Such registration would include the number of Large Animals being kept on the property, the amount of Pasture Land provided, and the distance from any Regulated Structure. The large animal use may only be expanded if the use is brought into full compliance with this section.

F. Requirements for City-Owned or Operated Property

City-owned or operated property shall not be subject to sections B, C, D, and E above. Large Animals must either be kept at least 50 feet away from a Regulated Structure or be kept on the required Pasture Land as follows:

1. Large Animals, with the exception of those listed in 2 below, shall require 10,000 square feet per animal.
2. Miniature horses, sheep and goats require 5,000 square feet per animal. (Ord. No. 18009, Eff. 03/04/08)

5.308 Docks, Piers and Boathouses

A. Purpose and Intent

1. The purpose of this Section is to regulate the construction and use of residential Docks, Piers and Boathouses (Structure) to insure the preservation of water quality, habitats and the natural and scenic beauty of Lake Worth as well as provide for the health and safety of its citizens and visitors.
2. A person who wishes to construct or improve a residential Structure or Walkway must have a valid Water Use and access Easement for Lake Worth executed and granted by the City of Fort Worth.
3. Commercial Structures and slips will require a Special Exception from the Board of Adjustment. The Board of Adjustment shall consider whether the proposal will affect the water quality, habitat and the natural scenic beauty of Lake Worth or the health and safety of its citizens and visitors.

B. Size and Setback Limitations

1. One structure is permitted per property, and the maximum size of any structure shall be as follows:

Shoreline Frontage (linear feet)	Maximum Structure Size (square feet)
Up to 80 feet	1,000 square feet
81 feet or more	Linear feet of shoreline x 15 Not to exceed 1,600 square feet

The area measured is to be the largest area at the end of a walkway. The largest area must be either the outside corners of the Structure or the roofline if it has more than a two-foot overhang.

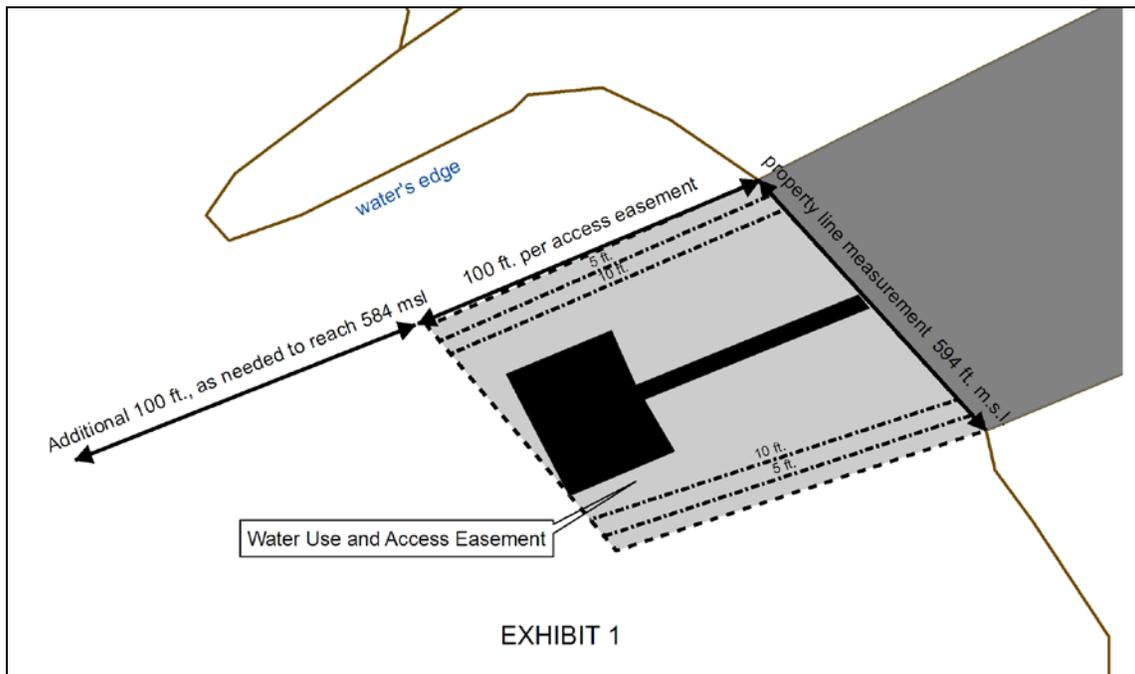
2. One walkway, not to exceed six (6) feet in width, shall be excluded in the square footage calculation of the Structure. If, however, the Walkway exceeds six (6) feet in width, the difference shall count towards the maximum allowed square footage of the Structure. No Walkway shall be allowed in excess of eight (8) feet in width or to extend to more than one Structure. The distance the Walkway and the Structure extend into the reservoir shall

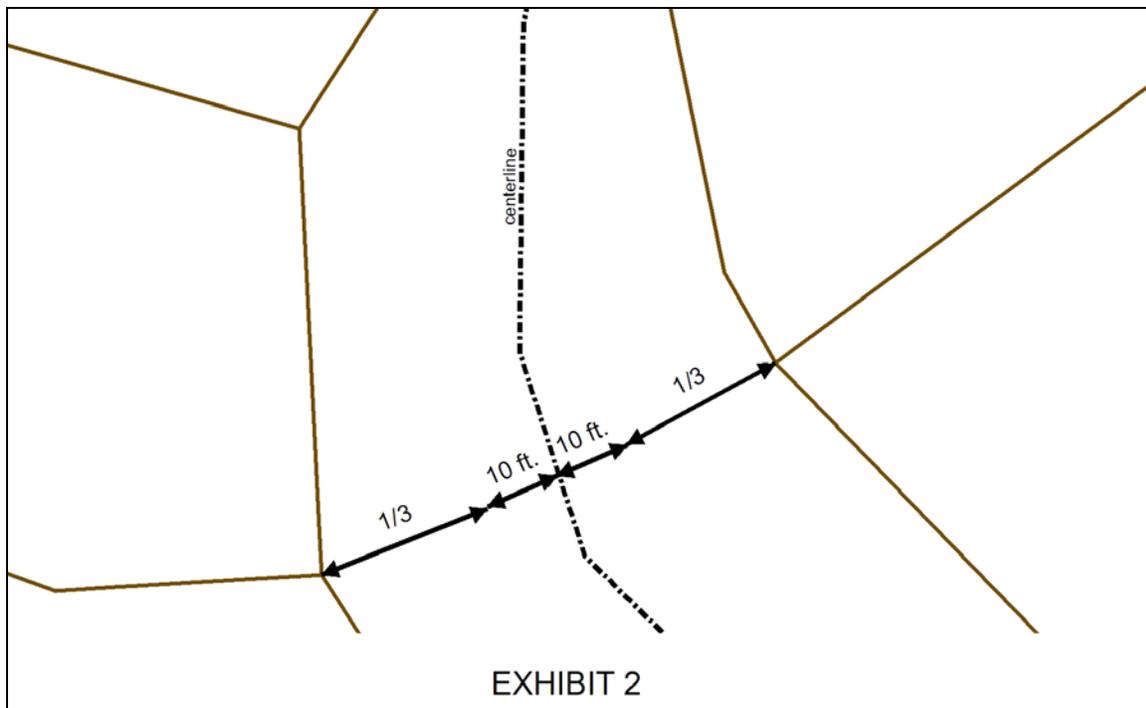
be kept as short a distance as is practical so as not to impair navigation and to maintain continuity with the shoreline.

3. The minimum setback of a Structure from a projected side yard line (Exhibit 1) shall be based on the width of the property at the Lakefront Property Line as follows:

Shoreline Frontage (linear feet)	Setback (feet)
Up to 50 feet	5 feet
51-100 feet	10% of shoreline frontage
101 feet or more	10 feet

4. Structures may extend:
 - a. To a point 100 feet from the Lakefront Property Line into the waters of Lake Worth regardless of the depth of the water at that point, or
 - b. To the point at which the elevation of the land lying under Lake Worth is not less than 584 feet above mean sea level, but in no case more than 200 feet from the Lakefront Property Line into the water of Lake Worth. (Exhibit 1)
5. The depth shall be determined by the City of Fort Worth.





6. No Structure shall occupy more than one-third ($1/3$) of the cove width and in no case shall be located within 10 feet of the centerline of the cove. (Exhibit 2)
7. A Structure shall be permitted without an existing residential use on the property.
8. Where large undivided tracts or multiple lots are used to determine the maximum area of a Structure, the linear footage of shoreline for the combined area shall be set aside and cannot be used for the future determination of the size of other Structures. With multiple lots, the primary residence must cross over the center lot line(s) by at least one (1) foot in order for more than one (1) lot width to be counted in determining the maximum area of a Structure.

C. Enclosures and Storage

1. Enclosed Structures are prohibited. To protect a raised boat within a Structure from the elements, solid sides on the Structure will be permitted at a maximum of four (4) feet measured downward from the point where the ceiling joist meets the top plate. No additional materials may be installed below the four (4) foot sidewalls.
2. Structures shall be limited to two stories. A sundeck over the dock shall not count towards the maximum dock size. Any area under a permanent roof of the second level will be counted in the dock size measurement. If, due to topography, the peak of the second level roof is lower than the foundation of the primary house, then the maximum dock size may be increased by fifty (50) percent. The floor of the lower deck shall be no less than the 596 foot elevation, which does not apply to floating docks.
3. A maximum storage area of forty-eight (48) square feet shall be allowed on the first floor (lower deck) of a Structure. The design of the storage area shall be such that it does not close off any more than fifty percent (50%) of any wall length, maintaining the required openness required in Section C1. Products considered hazardous or any material which has a warning label prohibiting its use or storage near water and/or public water supplies may not be stored in the storage area.

D. Special Exception

1. Requests for greater dock sizes, smaller setbacks, and enclosures may be permitted as a special exception by the Board of Adjustment. (Ord. No. 19515, Eff. 01/04/11)