

Appendix A: Legislative History

HISTORICAL NOTE

The first Comprehensive Zoning Ordinance for the City of Fort Worth was adopted by the City Council on September 6, 1940, effective October 1, 1940, and was numbered Ordinance Number 2082. This Ordinance was published in pamphlet form and included maps showing the various zoning districts.

On September 1, 1947, the City Council adopted a digest and codification of Ordinance Number 2082, including all text amendments between the adoption date and October 1, 1940. This Ordinance was published in pamphlet form, with new district maps, and was effective September 1, 1947.

On November 26, 1952, the City Council adopted a new comprehensive zoning ordinance numbered 3011, effective March 1, 1953, which was published in pamphlet form with all amendments up to date and new district maps.

Since March 1, 1953, there have been several amendments to the text of Ordinance Number 3011 and a large number of changes in the zoning districts. This pamphlet, which includes the text amendments adopted since March 1, 1953, does not include district maps; however, the maps are on file in the zoning office at the City Hall, and are kept up to date by the zoning staff. Current information on the zoning classification of all land within the Corporate Limits is thereby available to the public.

Following is a list of ordinances which are text amendments, with their effective dates and a brief clue to the subject matter:

| ORDINANCE NO. | EFFECTIVE DATE | SUBJECT |
|---------------|--------------------|---|
| 2082 | October 1, 1940 | Original Comprehensive Zoning Ordinance. |
| 2110 | May 14, 1941 | Amending Front Yard Requirements. |
| 2147 | October 7, 1942 | Permitting conversion of accessory buildings to separate dwellings. |
| 2429 | July 16, 1947 | Zoned area annexed December 17, 1946. |
| 2434 | August 2, 1947 | Extensive text amendments. |
| 2437 | July 30, 1947 | Repealed ordinance permitting conversion of accessory buildings to separate dwellings. |
| 2082 | September 1, 1947 | Digest and codification of Ordinance 2082. |
| 2514 | February 25, 1948 | Amending Accessory Building Regulations. |
| 2570 | August 11, 1948 | All previously unzoned property zoned "A". |
| 2745 | February 15, 1950 | Amending Height and Area Regulations. |
| 2754 | March 22, 1950 | Board Authority to grant Public Garage in "E"; Auxiliary Parking in "A" to "D"; amended Light Industrial Uses. |
| 2777 | June 21, 1950 | Amending Height Regulations. |
| 2803 | September 13, 1950 | Adding Cleaning and Dyeing Works. |
| 3011 | March 1, 1953 | Digest and codification as new ordinance. |
| 3063 | April 22, 1953 | Amending regulations as to Churches, and Non-Conforming Uses. |
| 3230 | August 25, 1954 | Amended definitions, "E-R" Uses, "E" Uses; created "F-R" District; amended "F", "I", "J" Uses; amended Height and Area Regulations. |
| 3340 | May 18, 1955 | Amending "H" Height Regulations. |
| 3409 | December 14, 1955 | Permitting Advertising Signs in required yards in "E" District. |

| ORDINANCE NO. | EFFECTIVE DATE | SUBJECT |
|---------------|--------------------|---|
| 3534 | September 19, 1956 | Permitting Drive-In Business in "E" District With Sale of Alcoholic Beverages for Off-Premises Consumption. |
| 3709 | September 13, 1957 | Motor Freight Terminals in "I" District. |
| 3747 | January 1, 1958 | Fees adopted for zoning petitions and Board of Adjustment Applications. |
| 3770 | February 21, 1958 | Open Air Swimming Pools in "E" District. |
| 3795 | April 11, 1958 | Excluded Sale of Alcoholic Beverages in "F-R" District. |
| 3939 | September 12, 1958 | Permitting Bowling Alleys in "F-R" District subject to restrictions. |
| 4086 | May 1, 1959 | Permitting Auto Laundry and Steam Cleaning in "F" District subject to restrictions. |
| 4087 | May 1, 1959 | Amending horsepower limitations in "I" and "J" Districts. |
| 4160 | July 17, 1959 | Permitting Small Animal Hospitals in "E" District subject to restrictions. |
| 4187 | October 9, 1959 | Provided for appointment of alternative members on Board of Adjustment. |
| 4368 | September 16, 1960 | Permitting Casting of Aluminum Products and Manufacture of Die-Casting Molds, Dies and Cores in "J" Districts. |
| 4635 | May 21, 1962 | Eliminating "Cans" and "Drums" under Paragraph 18 in "K" Districts. |
| 4751 | October 29, 1962 | Reduced to four (4) the minimum number of members of Zoning Board of Adjustment required to hold a public hearing. |
| 4792 | January 7, 1963 | Revising Section 19, Off-Street Parking and Loading Requirements. |
| 4793 | January 7, 1963 | Amending Section 1, Definitions. |
| 4794 | January 7, 1963 | Reducing Required Rear Yards in "E", "F-R" and "F Districts. |
| 4795 | January 7, 1963 | Adding "E-P" Planned Commercial District to district listing. |
| 4796 | January 7, 1963 | Adding "E-P" Planned Commercial District, Use, Height, and Area Regulations. |
| 5062 | November 27, 1963 | Adding Casting of Magnesium Products in "J" Light Industrial Districts. |
| 5127 | March 9, 1964 | Permitting Self-Service Car Wash in "E". |
| 5358 | April 19, 1965 | Amending Section 25, "Changes and Amendments". |
| 5572 | May 16, 1966 | Adding "AG" Agricultural District. |
| 5756 | March 9, 1967 | Amending Sections 1, 2, 3, 4, 5, 6, 7, 8, 9, 9A, 10, 16, 18, 19, 20 and 25; added Section 2B "CF" Community Facilities District. |
| 5996 | September 9, 1968 | Rewording regulation requiring a building to be located on a defined lot. |
| 6066 | March 17, 1969 | Establishing Floor Area Ratio Option as a method of adjusting height limitation in multifamily, commercial, and industrial districts. |
| 6081 | April 14, 1969 | Establishing new off-street parking for residential uses based upon both the number of dwelling units and number of bedrooms. |
| 6184 | October 27, 1969 | Amending Sections 1, 2, 3, 4, 5, 17 and 18. |

| ORDINANCE NO. | EFFECTIVE DATE | SUBJECT |
|---------------|--------------------|--|
| 6197 | November 17, 1969 | Amending "C" and "D" Rear Yards; repealed Item A.5.c. of Section 18. |
| 6229 | January 12, 1970 | Repealing Items 6,b) and 6,c) of Subsection A, Section 18. |
| 6311 | June 8, 1970 | Adding Section 2C "MH" Mobile Home Park District. |
| 6381 | October 28, 1970 | Amending Auto Parking Area Requirements in "E-R" and Section 9. |
| 6404 | December 14, 1970 | Providing for Recreational Vehicle Parks. |
| 6439 | March 1, 1971 | Providing for Land Use Intensity Ratio Development. |
| 6527 | August 9, 1971 | Clarifying Alcoholic Beverage Sale in "E". |
| 6564 | October 11, 1971 | Permitting Dancing in "E". |
| 6566 | October 11, 1971 | Adding "IP" Industrial Park District. |
| 6567 | October 18, 1971 | Adding Flood Plain Zoning Districts. |
| 6609 | January 10, 1972 | Amending regulations as to Churches in "A". |
| 6643 | March 13, 1972 | Amending Fence Height |
| 7022 | June 17, 1974 | Adding Electric Power Sub-station to Section 2-C. |
| 7258 | January 5, 1976 | Amending Rezoning Fee Schedule. |
| 7286 | January 20, 1976 | Adding Motor Vehicle Junk Yard to Sections 2-A, 13, 14 and 15. |
| 7327 | April 21, 1976 | Establishing "HC" Historic and Cultural Sub-district. |
| 7343 | May 10, 1976 | Amending Section 16A and Section 19, Off-Street Parking and Loading Regulations. |
| 7364 | June 14, 1976 | Amending Section 2 to regulate spacing and size of commercial advertising signs along interstate and primary highways. |
| 7437 | November 18, 1976 | Amending Section 2, Establishment of Districts. |
| 7469 | January 10, 1977 | Amending Section 2B, Section 5 and Section 6 to add additional uses. |
| 7519 | March 21, 1977 | Defining "Garage Sales". |
| 7622 | September 13, 1977 | Amending Application Fees. |
| 7703 | February 14, 1978 | Adding Ambulance Dispatch Station to Section 20. |
| 7805 | September 24, 1978 | Amending Section 16 to provide for screening walls or fences on double frontage lots along arterial streets. |
| 8290 | March 21, 1981 | Amending Section 19 to revise head-in parking and loading dock provisions. |
| 8379 | August 1, 1981 | Amending Section 2-G to fully revise the "HC" Historic and Cultural Sub-district. |
| 8410 | September 18, 1981 | Correcting Ordinance Number 8379. |
| 8663 | November 1, 1982 | Comprehensive revisions of all the residential districts (including additions of "R-1", "D-HR1" and "D-HR2") and Section 16A, Unified Residential Development provision. Amending Section 8, "ER" Restricted Commercial District, to make it Non-Cumulative of Residential Districts. Amending Section 12, "H" Business District by Allowing Apartments. |
| 8703 | December 24, 1982 | Amending Section 9A "F-R" to Add Mini-Warehouses. |

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|---------------|--------------------|---|
| 8743 | February 26, 1983 | Amending "D-HR1" and "D-HR2" Districts regarding yard setbacks; the "ER" District to allow Non-Residential "D-HR2" Uses; and Section 16A Regarding Height and Yard Regulations. |
| 8744 | February 26, 1983 | Amending the "MH" Mobile Home District to add provisions for Mobile Home Subdivisions. |
| 8785 | April 22, 1983 | Correcting Ordinance Number 8663. Revising Section 13, "I" Light Industrial District uses. |
| 8915 | September 23, 1983 | Providing for \$1,000 fine for violations of Zoning Ordinance. |
| 8934 | September 27, 1983 | Providing for nine members on the Historic and Cultural Advisory Board. |
| 8976 | November 23, 1983 | Adding "A-R" Residential District; revisions to other residential districts and Unified Residential Regulations. |
| 9117 | June 21, 1984 | Creating new Section 17A, "Off Premises Signs;" revised regulations regarding on-premises and off-premises signs. |
| 9121 | June 21, 1984 | Permitted Automated Recycling Machines in "I" and as a Special Exception in other zones. |
| 9123 | June 21, 1984 | Regulated Disk Satellite Antennas in "A". |
| 9123 | June 21, 1984 | Revised Height and Area Regulations for "DHR1" and "D-HR2". |
| 9124 | June 21, 1984 | Revised Section 25, Changes and Amendments. |
| 9215 | September 16, 1984 | Permitted Softball Parks in "F-R". |
| 9234 | October 17, 1984 | Regulated Temporary Batch Plants. |
| 9295 | January 26, 1985 | Created "R-2" Residential District. |
| 9457 | December 1, 1985 | Permitted Newspaper Distribution Centers not exceeding 12,000 square feet in "F-R". |
| 9500 | August 20, 1985 | Requiring erection of sign for Special Exception Uses. |
| 9501 | October 22, 1985 | Allowing Community Homes in "A" and "CF"; Care Facilities in "CF" and "E-R"; redefined "Family". |
| 9508 | October 29, 1985 | Permitting the continued use of downward shielded lights on Billboards erected prior to the effective date of this Ordinance. |
| 9537 | January 4, 1986 | Permitting Newspaper Distribution Centers not exceeding 20,000 square feet in "F-R." |
| 9538 | January 4, 1986 | Zoned all unzoned Land "AG"; prohibited building permits on unzoned or unplatted land. |
| 9558 | January 21, 1986 | Exempting Fire Code Signage from "UR" Sign Regulations. |
| 9602 | March 29, 1986 | Creating the "PD" Planned Development District and setting forth regulations therein; providing for submission of site plans in the "PD" District and requirements therefore; providing for site plan approval. |
| 9705 | August 23, 1986 | Amending Historic and Cultural Sub-district to become a Certified Local Government. |
| 9716 | September 17, 1986 | Creating "O-M" Office Mid Rise District. |
| 9717 | September 19, 1986 | Creating "CD" Conservation District. |
| 9759 | November 11, 1986 | Amendments to Section 17A "Off-Premises Signs". |
| 9760 | November 11, 1986 | Creating Section 17B "On-Premises Signs". |

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| 9780 | December 14, 1986 | 1000 foot spacing between Sexually Oriented Businesses and churches, schools, parks and residential lots. |
| 9781 | December 14, 1986 | 500 foot spacing between Hotels and residential lots; PD Zoning for Hotels. |
| 9798 | January 17, 1987 | Regulation of Pawn Shops. |
| 9823 | February 17, 1987 | Regulation of Temporary Signs. |
| 9957 | September 15, 1987 | Amendments to Section 18A "Sexually Oriented Business". |
| 9958 | September 15, 1987 | Location and Regulation of Motor Vehicle Storage Yards, Junk Yards and Repair Garages. |
| 10095 | April 12, 1988 | Amendments to Section 8, "E-R" Restricted Commercial District, Section 9 "E" Commercial District, Section 9A "F-R" Restricted Commercial District, Section 10 "F" Commercial District, Section 13 "I" Light Industrial District. |
| 10096 | April 12, 1988 | Additional setback requirements and screening of commercial properties. |
| 10097 | April 12, 1988 | Amending Section 18 "Modification to District Regulations" adding projected front yard setbacks. |
| 10169 | September 13, 1988 | Provides for Horse Racing Tracks to be permitted only in "PD" Planned Development and specifies additional development controls for Horse Racing Tracks and allows for commercial stables under certain circumstances. |
| 10204 | November 15, 1988 | Amending Section 21, Certificate of Occupancy, to clarify requirements for same. |
| 10222 | December 13, 1988 | Adding to Section 2-G, "HC" Historic and Cultural Sub-district, Paragraph d. to Subsection B.4. pertaining to demolition of structures identified as primary resources. |
| 10273 | March 14, 1989 | Adding Model Homes and Portable Trailers to be Used as Temporary Construction and/or Sales Offices or Storage Trailers as Temporary Permitted Uses in "A" One Family District and Amends Section 19, Off-Street Parking and Loading in connection with model homes and portable trailers and changing sign restrictions. |
| 10334 | June 27, 1989 | Amending Section 2-B, "CF" Community Facilities District providing development regulations. |
| 10335 | June 27, 1989 | Adding Group Homes I to Section 5, "C-R" Multifamily; add Group Homes II to Section 6, "C" Multifamily; add Halfway Houses to Section 9A, "F-R" Restricted Commercial; define Group Homes I, Group Homes II and Halfway Houses; amend Section 20, Board of Adjustment, by adding Group Homes I, Group Homes II and Halfway Houses. |
| 10340 | July 11, 1989 | Amending Section 18, Modifications to District Regulations regarding bufferyards and restrictions thereon; screening, irrigation, landscaping, point system, permit requirements. |
| 10362 | August 15, 1989 | Amending Section 2G, Historical and Cultural Subdistrict. |
| 10444 | November 14, 1989 | Changing name of Historic and Cultural Subdistrict to the Historic and Cultural Landmark Subdistrict and name of Historic and Cultural Advisory Board to Historic and Cultural Landmark Commission. |

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| 10445 | November 14, 1989 | Adding Paragraph D to Section 16, Accessory Uses; prohibiting accessory structures in front yards. |
| 10446 | November 14, 1989 | Permitting Parole Offices only in "FR" Restricted Commercial District or less restricted zoning districts. |
| 10447 | November 14, 1989 | Adding Community Home II for not more than 8 disabled persons in all residential zones and registration of Community Homes, Group Homes and Halfway Houses. |
| 10567 | April 10, 1990 | Increasing fine from \$1,000 to \$2,000. |
| 10658 | August 14, 1990 | Restricting location of new bars in the "F" and "G" Commercial Districts. |
| 10727 | September 13, 1990 | Adding location restrictions for existing bars in the "F" and "G" Commercial Districts. |
| 10750 | December 12, 1990 | Adding Paragraph K to Section 17, Legal Nonconforming Uses, approving carports added to the front of single-family residences. |
| 10761 | January 3, 1990 | Correction to Ordinance No. 10750. |
| 10788 | February 21, 1991 | Providing definition of "Adult Entertainment Cabarets" and regulating location of Adult Entertainment Cabarets. |
| 10842 | May 17, 1991 | Providing for required site plan review by the Zoning Commission. |
| 10876 | July 31, 1991 | Providing for appointment of four alternate members to Board of Adjustment and for election of officers at November meeting each year. |
| 10937 | October 15, 1991 | Providing for definition of "Reclamation" and amending Section 20.C.2 regulating Quarries, Mines, Dredging Operations, Sand and Gravel Pits and Excavation Operations. |
| 10954 | November 12, 1991 | Amending Section 18.D providing temporary relief from requirements for vacant nonresidential property. |
| 10973 | December 10, 1991 | Amending Sections 17 and 18 providing exception to bufferyard requirements for buildings destroyed by fire, etc. |
| 11015 | February 11, 1992 | Amending "Waiver" authority of Board of Adjustment for Sand and Gravel Mining Special Exceptions as adopted under Ordinance No. 10937. |
| 11016 | February 11, 1992 | Providing definition for "Projected Front Yard" and adding projected front yard to requirements of §§16.C.1 and 3.d.4h). |
| 11072 | April 14, 1992 | Adding "Hospice" as a Permitted Use in "CF", "C" and "E-R"; amending §19, Subsection B.2 to include Hospices. |
| 11073 | April 14, 1992 | Amending §2-B by removing Items A, B and C from "2. Special Exception Uses" and placing them in "1. Principal Uses". |
| 11130 | July 14, 1992 | Amending §20 C.13. to permit Day Care Facilities in "A-R", "R-1", "R-2" and "D" Districts as a Special Exception. |
| 11187 | October 13, 1992 | Providing that height and area regulations apply to both buildings and structures in: 2C, "H"; 2D, "IP"; 3, "A"; 3A, "A-R"; 4, "B"; 4A, "R-1"; 4B, "R-2"; 5, "C-R"; 6, "C"; 7, "D"; 7A, "D-HR1"; 7B, "D-HR2"; 8, "E-R"; 8B, "O-M"; 9, "E"; 9A, "F-R"; 10, "F"; 11, "G"; 12, "H"; 13, "I"; 14, "J"; and 15, "K". |
| 11188 | October 13, 1992 | Amending Section 9, "E" Commercial, by adding recording studios as a permitted use with certain restrictions. |

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| 11256 | February 2, 1993 | Amending Section 17-B, On-Premises Signs, to regulate the location of portable signs. |
| 11281 | March 23, 1993 | Correction to Ordinance No. 11187. |
| 11293 | April 13, 1993 | Amending Section 2-G providing definitions, appointing a preservation officer and designation of an "HC" Historic and Cultural Overlay District. |
| 11425 | October 12, 1993 | Amending Section 9, "E" Commercial District; Section 9A, "FR" Commercial District; Section 10, "F" Commercial District; Section 11, "G" Commercial District and Section 12, "H" Business District, to permit outside storage and display of merchandise. |
| 11474 | December 21, 1993 | Amending Section 18A, "Sexually Oriented Business"; providing a statement of purpose and intent, prohibited locations of sexually oriented business, for existing non-conforming uses. |
| 11475 | December 21, 1993 | Amending Section 18B "Adult Entertainment Cabarets," providing a statement of purpose and intent, prohibited locations of adult entertainment cabarets, that the regulations of Section 18A and 18C are also applicable to adult entertainment cabarets. |
| 11476 | December 21, 1993 | Creating a new Section 18C "Specialized Certificates of Occupancy for all Sexually Oriented Business, providing for the requirements of Specialized Certificates of Occupancy for all sexually oriented businesses. |
| 11478 | December 21, 1993 | Amending Section 1 "Definitions" to include definitions of "Bed and Breakfast Home", and "Bed and Breakfast Inn", Amending Section 19 "Off-Street Parking and Loading Regulations", amending Section 20, "Board of Adjustment" to allow "Bed and Breakfast Home" and "Bed and Breakfast Inn" as a Special Exception in: 4, "B"; 5, "CR"; 6, "C"; 7, "D"; 7A, "D-HR1"; 7B, "D-HR2"; 8, "E-R"; 9, "E"; 9A, "F-R"; 10, "F"; 11, "G"; 1;2, "H"; 13, "I"; 14, "J"; and 15, "K". |
| 11707 | October 11, 1994 | Amending Subsection A.18 to Section 18, "Modifications to District Regulations," to establish criteria for minimum front, side or rear yard setbacks in districts zoned "F-R" through "K" when they abut and are across the street from a residentially zoned district. |
| 11734 | November 15, 1994 | Repealing Subsection 20.c.39 of Section 20, "Board of Adjustment", concerning, Special Exceptions for Group Home I and II. |
| 11769 | December 13, 1994 | Amending Section 1 to add a definition of "Commercial Print Center"; amending Section 9 to Permit Commercial Print Centers in "E" Commercial Districts; and amending Section 9A to delete the maximum floor area for small job printing shops. |
| 11843 | February 14, 1995 | Amending Section 1 to change the definitions of "Corner Lot", "Through Lot" and "Front Yard" and to add definitions of "One and Two Family Zoning" and "Residential Zoning". |
| 11844 | February 14, 1995 | Amending Section 15, "K" "Heavy Industrial, District", by repealing Section 15.A and adding a new Section 15.A; amending Section 2-H, "P-D" Planned Development to add |

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| | | specific uses permitted in this District only ; amending Section 20, "Board of Adjustment", by deleting certain special exception uses. |
| 11970 | May 23, 1995 | Amending Section 2-G, "HC" Historic and Cultural Landmark Overlay District; to provide procedures and criteria for the designation of historic structures, restrictions on alteration and demolition of designated structures, requirements for certificates of appropriateness and tax incentives. |
| 12036 | July 11, 1995 | Amending Section 3, "A" One-Family District", by amending Section 3.C. |
| 12087 | August 15, 1995 | Amending Section 2-H, "P-D" Planned Development District", by repealing sub-section 2-H.I(7) and adding a new Subsection 2-H.I(7) to add requirement for Landfill, recycling and other materials recovery and processing facilities; amending Section 9, "'E' Commercial District", to allow outside storage of certain containers for recycling; amending Section 20, "Board of Adjustment," by allowing a Special Exception for small collection facilities for recycling cans, glass and other material. |
| 12088 | August 15, 1995 | Amending Section 17A, "Off-Premises Signs," by amending Section 17A(H) (1)-(5) concerning the creation and duties of the Scenic Preservation Commission; adding a new Section 17A(H) (6) concerning the designation of areas of the city as scenic, cultural, architectural or historic areas wherein the location, erection and maintenance of off-premises signs are prohibited. |
| 12169 | September 12, 1995 | Amending Section 25, "Changes and Amendments," Subsection B(3)(A) to require that written notice of all public hearings before the Zoning Commission be sent to owners of real property within 300 feet of the property proposed to be rezoned. |
| 12125 | September 5, 1995 | Repealing Section 18.E, "Location Regulations Applicable to Bars in 'F' and 'G' Commercial Districts," and Section 20.C.41 concerning special exceptions for bars made nonconforming by such location requirements. |
| 12261 | November 14, 1995 | Amending Section 18 to allow public utility towers, distribution lines and supporting structures in all zoning districts; to allow communication antennas to be mounted on public utility towers; and to provide that distance and height requirements do not apply to public utility towers, distribution lines and communication antennas constructed on public utility towers; amending Section 20, "Board of Adjustment", to allow the construction of communication towers on public utility towers; amending 2-B, "CF" Community Facilities District", and Section 13, "I" Light Industrial District", to permit radio, television, microwave broadcast, relay and receiving towers, and transmission and retransmission facilities. |
| 12347 | January 2, 1996 | Amending Section 1, "Definitions" to add definitions of "Shooting Gallery" and "Shooting Range". |
| 12348 | January 20, 1996 | Amending Section 2-H. "PD" Planned Development," Subsection D (3) to require that written notice of public |

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| | | hearings before the Zoning Commission on site plan approval be sent to owners of real property within 300 feet. |
| 12525 | May 24, 1996 | Amending Section 1, "Definitions," Section 2-B, "CF" Community Facilities District," Section 8, "E-R" Restricted Commercial District" and Section 20, "Board of Adjustment" to amend the definition of "Day Care Center" and to establish hours of operation for day care centers operated in residential districts with a special exception. |
| 12526 | May 24, 1996 | Amending Section 4A, "R-1 Residential District", and Section 4B, "R-2" Residential District" to revise setback and platting requirements for zero lot line and cluster home developments, and to require submission of development plans for small lot and zero lot line developments and for townhouse and cluster home developments. |
| 12541 | June 4, 1996 | Amending Section 1, "Definitions," and Section 13, "I" "Light Industrial" to amend the definition of "Kennel" to exclude residential premises at which the occupant keeps his own animals and to establish distance requirements for dog kennels from habitations on another person's property. |
| 12610 | July 30, 1996 | Amending Section 2-H, "PD" Planned Development District", by adding a new Subsection 2-H.1.20 to provide that Halfway Houses are permitted only in "PD" Planned Development Districts and to enact requirements for establishment and expansion of Halfway Houses; Amending Section 1, "Definitions" by amending the definition of "halfway House"; repealing Section 9A, "FR" Restricted Commercial District, Subsection 9A.A.30, permitting Halfway Houses if located more than 500 feet from certain residential districts' repealing Section 20, "Board of Adjustment", Subsection C.43permitting Halfway Houses in "CR", "C" and "D" Districts with a Special Exception. |
| 12628 | August 17, 1996 | Amending Sections 1, 2-H, 8, 8A, 8B, 16, 16A, 17, 18 and 19 concerning zoning and design of multifamily dwellings; prohibiting multifamily dwellings in commercial districts; providing design regulations for multifamily dwellings, including number of units permitted per acre, building height and separation setback, parking and open space, and providing for expiration of Unified Residential Development Site Plans. |
| 12665 | September 14, 1996 | Amending Ordinance No. 12628 concerning multifamily dwellings by providing for "PD" Planned Development zoning for mixed residential and nonresidential uses and for multifamily uses in or adjacent to defined employment areas. |
| 12768 | November 12, 1996 | Amending Section 2-G, "Historically, Culturally, Architecturally and Archeologically Significant Properties," Section 2.C.3 to provide that a structure designated "Highly Significant Endangered" is entitled to the maximum 15 year term for tax incentive if rehabilitation of structure is completed within two years after designation. |
| 12812 | December 25, 1996 | Amending Section 1, "Definitions," and Section 17B, "On-Premises Signs" to amend the definition of "Accessory Use," |

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| | | add a definition of "Premises" and provide for execution of a unified sign agreement whereby lots that are adjoining or separated only by right-of-way will be considered as a single premises for application of on-premises sign regulations. |
| 13038 | June 17, 1997 | Amending Section 19, "Off-Street Parking and Loading Regulations," to update reference to building code. |
| 13092 | July 22, 1997 | Amending Section 1, "Definitions," relating to signage, repealed Sections 17A and 17B concerning off-premises signs and on-premises signs, respectively, and enacted new Section 17A concerning regulation of on-premises and off-premises signs. |
| 13286 | February 2, 1998 | Amending several sections of 3011 to make them consistent with Ordinance 13092. |
| 13419 | April 14, 1998 | Amending Section 19 to provide references for accessible parking spaces. |
| 13404 | October 1, 1998 | Enacted Section 18E, "Landscape Requirements". |
| 13657 | December 5, 1998 | Amending Section 17A, "Signs," concerning permitted alteration of Nonconforming Signs. |
| 13896 | August 23, 1999 | Recodification of Zoning Ordinance. |
| 13931 | September 7, 1999 | Amending Section 4.904 "Central Business District" boundary & Section 6.301 "Landscaping" in CBD. |
| 14255 | July 14, 2000 | Amending Section 6.402 "Exempt Signs" to repeal pre-election time limit; real estate & construction sign removal after 30 days and up to four noncommercial signs totaling 16 square feet. |
| 14331 | September 5, 2000 | "Big Box" Retail Stores over 50,000 square feet. |
| 14337 | September 12, 2000 | Establishing 4 new one family residential zoning districts with minimum lot sizes of 7,500 square feet, 10,000 square feet, on-half acre, and one acre, establishing lot width, lot coverage, setback and height requirements; establishing other development standards; renaming "A" one family to reflect "A-43", "A-21", "A-10", "A-7.5", and "A-5" one family, and amending definition of one and two family districts. |
| 14436 | December 19, 2000 | Allowing Planned Developments for residential dwellings, either exclusively or in conjunction with commercial, light industrial and/or institutional uses; provided that Planned Developments located in Mixed-Use Growth Centers are eligible to have more than 24 multifamily units per acre; Repealing provisions in Sections 4.305(B) concerning mixed use planned developments and multifamily planned developments in employment centers; Amending Section 4.300 to reflect that planned developments are allowed for residential, commercial, light industrial and/or institutional uses; Amending Section 4.301 to add additional site plan requirements; deleting Exhibit B.1, Employment Center Multifamily Area 1", and B.2, "Employment Center Multifamily Area 2. |
| 14437 | February 17, 2000 | Board of Adjustment membership increase. |
| 14517 | February 13, 2001 | On-Premise Signs. |

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|---------------|--------------------|---|
| 14556 | April 3, 2001 | Creation of Mixed Use "MU-1" Low Intensity Mixed-Use and "MU-2" high Intensity Mixed-Use. |
| 14557 | March 20, 2001 | On-Premise Signs. |
| 14624 | May 30, 2001 | Amend Section 4.803 "Nonresidential District Use Table"; Repeal Corresponding Sections 5.105 "Bakery" and 5.119 "Laundry or Dry Cleaner" Amend Section 5.128 "Recording Studio" to delete Supplemental Use Standards relating to Gross floor area for bakeries, laundries, dry cleaning, washateria, and recording studios in commercial districts; Amend Section 4.803 "Non Residential Use Table" to permit One Household Dwelling Unit when part of a Business in "FR" through "K" districts; Amend Section 5.403 "Model Home" to allow Model Homes in a Residential District for a time limit of three years; Amend Section 5.304A to allow six foot wrought iron type fence in the front yard of multifamily developments, Amend the tables and table commentaries in Sections 4.705C(2), 4.706C(2) and 4.707C(2) to allow 32 feet as the minimum height from slab to top plate and to allow six foot wrought iron type fence in the front yard of all multifamily developments; Amend Section 6.506D(3)b, Unified Residential Development to require a structure adjacent to a one or two-family district to be set back three feet for every one foot o building height as measured from the slab to the top of the sill plate or set back two feet for each one foot in overall building height when measured from lowest finish grade; Amend Section 5.132A, "Store, Large Retail", to clarify the percentage of display, outdoor sales and storage areas for Large Retail Stores. |
| 14663 | June 12, 2001 | Ordinance violation penalties. |
| 14713 | July 26, 2001 | Fences. |
| 14780 | September 18, 2001 | Adding "MU-2" Definition and deleted SOB From "MU-2" Use Table. |
| 14872 | November 27, 2001 | Amending Chapter 9 to add Vendors, Temporary Vendors, and Transient Vendors. Amending Section 5.406 to establish regulations concerning temporary vendors. Amending Section 4.603 to add Vendor, Transient as a use by right under Temporary Uses starting with the A-43 District; amending Section 4.603 to add Mobile Vendors under the Temporary Uses in certain districts based on sale of merchandise, hazardous, or non-hazardous food. |
| 14893 | December 11, 2001 | Amending the Nonresidential District Use Table to allow Colleges and Universities in the "FR", "F" and "G" Commercial Districts, "H" Central Business District, "MU-2" High Intensity Mixed-Use District and "I", "J" and "K" Industrial Districts. |
| 14894 | December 11, 2001 | Amending Chapter 4, District Regulations to add Section 2.104 establishing a Downtown Design Review Board and adding Section 4.1200, Urban Design District-Downtown. |
| 14911 | December 18, 2001 | Amending Section 5.104, Automotive Repair; Paint and Body Shop and Section 5.304, Fences. Amending Section 4.803, the Nonresidential District Use Table to require the application of Supplemental Standards for "Automotive Repair; Paint and |

| ORDINANCE NO. | EFFECTIVE DATE | SUBJECT |
|---------------|-------------------|---|
| | | Body Shop” under “Vehicle Sales and Service” for the column headings “MU-2”, “I”, “J”, and “K” Districts. |
| 14985 | February 19, 2002 | Amending Subsection A of Section 4.503, Procedure for Designation of Property and Subsection A, Application for Removal of Designation of Section 4.504 Procedure and Criteria for Removal of Designation. |
| 14986 | February 19, 2002 | Amending Section 2.104 to provide for three alternate members on the Downtown Design Review Board. |
| 14987 | February 19, 2002 | Amending Section 4.905(C) to extend the western boundary of the area eligible for “Central Business (‘H’) District and amending Section 6.301 (G) to provide that construction or expansion of structures in the “H” Central Business District is exempt from landscape requirements. |
| 15033 | March 29, 2002 | Amend Section 4.803 to Reflect gas drilling and production being permitted in all districts and to Amend 4.305 Uses to reflect oil drilling and production allowed in the PD district only. |
| 15112 | May 21, 2002 | Amending the Residential Use Table to add Low Intensity Mixed Use (“MU-1”) and High Intensity Mixed-Use (“MU-2”) Districts; amending the Residential and Nonresidential Use Tables to add Permitted Uses for the Low Intensity Mixed-Use (“MU-1”) and High Intensity Mixed-Use (“MU-2”) Districts. |
| 15139 | June 18, 2002 | Amending Section 4.506 of Subsection E, Tax Incentives for Historic and Cultural Landmarks to add a caption for paragraph number one entitled “Application submitted after the commencement of any work” and to add a second paragraph entitled “Application submitted after the commencement of work for which a Certificate of Appropriateness is not required”. Amending Paragraphs F2 and G to delete the language “Prior to the commencement of any work”. |
| 15140 | June 18, 2002 | Amending Subsections A & B of Section 4.505 to require recommendation of the Zoning Commission and approval of City Council for all design guidelines; amending Section 4.505 to require any modifications of the guidelines to be approved by the City Council. |
| 15166 | July 30, 2002 | Amending Sections 5.104, “Automotive Repair; Paint and Body Shop” and Section 5.304, “Fences” and to amend Chapter 9, “Definitions.” |
| 15284 | October 8, 2002 | Amending Section 2.102, “Scenic Preservation Commission” to provide review of “Stealth Communication Towers.” |
| 15249 | October 18, 2002 | Amending Chapter 9, “Definitions” and Section 5.406 to rename the title with “Mobile Vendors” and to establish regulations concerning mobile vendors and amend the exemption provision to provide for events, activities and festivals lasting no longer than fourteen days. |
| 15283 | October 18, 2002 | Amending Section 5.135 to permit antennas in all districts up to 12 feet above the structure; amending Section 5.136, “Telecommunications Tower” and to amend Section 9.101, “Defined Terms” to add definitions relating to telecommunication towers and stealth telecommunication towers; amend Section 4.603, the Residential District Use |

| ORDINANCE NO. | EFFECTIVE DATE | SUBJECT |
|---------------|-------------------|--|
| | | Table and amend Section 4.803, the Non-Residential District Use Table. |
| 15285 | October 18, 2002 | Amending the property development standards of the Low Intensity Mixed Use ("MU-1") and High Intensity Mixed Use ("MU-2") Districts to apply to townhouses and other one and two-family development in MU-1 and MU-2 Districts; amending the off-street parking requirements for townhouses in "MU-1" and "MU-2" Districts. |
| 15286 | October 18, 2002 | Amending Chapter 5, "Supplemental Use Standards" to add regulations for Boarding Houses; amending Sections 4.603 "Residential District Use Table" and 4.803 "Nonresidential District Use Table" to reflect when boarding houses are permitted. |
| 15331 | November 21, 2002 | Establishing a new one-family residential zoning district with minimum lot size of 108,900 square feet (2.5 Acres); renumbering Sections 4.700 through 4.710 of Article 7, "Residential Districts". |
| 15405 | January 30, 2003 | Adding a definition for a "Shelter"; amending the "Residential District Use Table" and "Nonresidential District Use Table" to add "Shelter" as a permitted use in "PD" Planned Development District; amending the Use Index to add "Shelter". |
| 15406 | January 30, 2003 | Amending Chapter 9, "Definitions" to amend the definitions of "Accessory Buildings" and "Garage, Private" and to add a definition for "Carport/Porte Cochere", to amend Section 5.301, "Supplemental Use Standards" and to renumber Sections 5.301 through 5.305. |
| 15622 | July 21, 2003 | Amending Section 4.803, the "Nonresidential District Use Table", to reflect that hotels, motels and inns are permitted in the "MU-2" High Intensity Mixed-Use and "H" Central Business Districts within 1,000 feet of a residential district; amending Section 5.116, "Hotels, Motels and Inns within 1,000 feet of a "MU-2" High Intensity Mixed-Use District". |
| 15816 | January 14, 2004 | Amending Chapter 4, "District Regulations" and Chapter 6, "Development Standards" to exempt the Central Business "H" District from the rear, side and front yard setbacks, by amending Chapter 4, "District Regulations" so that the purpose and intent statement accurately reflects allowable uses. |
| 15824 | January 21, 2004 | Amending Zoning Ordinance No. 13896, as amended, codified as Appendix "A" to amend Section 3.400, of Article 4 "Variances" that this ordinance shall be cumulative of all ordinances. |
| 15825 | January 21, 2004 | Amending Section 5.403 to allow Model Homes and Sales Trailers by right within 300 feet of an arterial or wider street and to require bufferyard, screening, and irrigation; amend Section 5.405 to allow one sales and one construction trailer, eliminate the 300 foot requirement for sales trailers and require bufferyard, screening and landscaping. |
| 15826 | January 21, 2004 | Amending Section 6.101 "Yards" to delete Setback Averaging, establish new front yard setbacks and to add a new subsection to address rear frontage setbacks of through lots; |

| ORDINANCE NO. | EFFECTIVE DATE | SUBJECT |
|---------------|------------------|---|
| | | amend rear yard standards for rear frontage lots on arterial or wider streets. |
| 15827 | January 21, 2004 | Amending Section 6.202 to require a six foot fence and amend Section 5.304 to require a bufferyard for auxiliary parking next to a residential district. |
| 15828 | January 21, 2004 | Amending Section 6.300 to create an exception to the bufferyard, screening fence and irrigation requirements for temporary buildings, additions less than 3,000 square feet, and utility facilities and in all districts except industrial districts, to provide an exception from the fencing and irrigation requirements when there is a thirty foot grass bufferyard. |
| 15829 | January 21, 2004 | Amending Article 9 "Commercial Districts", Section 4.906 "Central Business ("H") District" of Chapter 4, "District Regulations" to expand the Central Business District and to replace Exhibit B.15 to correspond with the new boundaries. |
| 15830 | January 21, 2004 | Amending Chapter 9, "Definitions" to amend the definitions for Habitable and Non-Habitable Accessory Buildings and to add a new definition for "Porte-Cochere"; to amend Section 5.301 of Chapter 5, Article 3, "Supplemental Use Standards" to add regulations for habitable and non-habitable accessory buildings on residential lots; to amend Chapter 4, Article 7, "Residential Districts" to allow additional garages and porte-cocheres under certain circumstances; to amend Chapter 4, Article 7 "Residential District Use Table" and Chapter 4, Article 8 "Nonresidential District Use Table" to delete the reference to the supplemental use standards in Chapter 5, Article 3 requiring a special exception for accessory buildings with HVAC floor space, second floors and pool houses. |
| 15831 | January 21, 2004 | Amending Chapter 5, "Supplemental Use Standards" to add regulations for Industrialized Housing; to add Section 5.117A to Chapter 5, "Supplemental Use Standards" to amend Section 4.603, the Residential District Use Table to add "Industrialized Housing" as a use under "Residential Uses" and to add a reference in the supplemental standards column. |
| 15832 | January 21, 2004 | Amending Section 2.104 "Downtown Design Review Board: to increase the membership of the Board to five members; to amend Section 4.1200 to allow applications for building permits to run concurrently with an application for a Certificate of Appropriateness; to require a Certificate of Appropriateness for the renovation, remodeling, or other alterations for all floors of an existing structure, the walkway areas and landscaping. |
| 15839 | January 23, 2004 | Amending the Nonresidential and Residential Use Tables in Chapter 4, "District Regulations: to permit one-family attached (townhouse, rowhouse) in the Central Business ("H") District; by amending Section 4.906 of Chapter 4, "District Regulations" to exempt the property development standards of "H" Central Business District for one-family attached (townhouse, rowhouse) from restrictions to residential density; to require a 20 foot private common access easement; and to amend Section 9.101 of Chapter 9 to add a definition for "Private Common Access Easement" |

| ORDINANCE NO. | EFFECTIVE DATE | SUBJECT |
|---------------|-------------------|---|
| 15847 | January 30, 2004 | Amending Section 6.506 to require landscaping to be shown on Unified Residential Development Site Plans |
| 15848 | January 30, 2004 | Amending Section 4.603 to allow Private Parks and Neighborhood Recreation Centers in all residential districts; amending Section 9.01 to add a definition of "Neighborhood Recreation Center" |
| 15849 | January 30, 2004 | Amending Section 4.803 to delete Coke Ovens, Enameling and Salt or Potash Works as permitted uses in the Nonresidential District Use Table |
| 15850 | January 30, 2004 | Amending Section 6.301 to allow trees in the parkway to be credited toward required landscape areas. |
| 15851 | January 30, 2004 | Amending Section 4.301 to delete requirement that Planned Development Site Plans show land area of adjacent sites |
| 15872 | February 17, 2004 | Amending Chapter 4, Article 7, "Residential Districts", to amend the Property Development Standards for one-family and two-family residential districts to allow reconstruction of existing accessory buildings in side and rear setbacks |
| 15873 | February 17, 2004 | Amending Chapter 4, "Conservation (CD)" Overlay District to add additional standards for the creation of a Conservation Overlay District |
| 15911 | March 26, 2004 | Amending Section 4.705 to require two parking spaces behind the front building line for one-family dwellings in the "A-5" One-Family District; amending Section 6.201 to revise parking requirements for multifamily dwellings, places of worship, schools, commercial businesses, offices, restaurants, walkup business, theaters and places for public assembly |
| 15912 | March 18, 2004 | Amending Section 5.406.C.15 to allow three mobile vending units at large grocery stores with Special Exception approval by the Board of Adjustment |
| 15924 | March 30, 2004 | Amending Section 6.202 concerning Parking Lot Design Standards |
| 15925 | March 30, 2004 | Amending Section 4.708 to allow zero lot line and cluster housing in "C" and "D" Multifamily Districts at the same density as apartments; amending Section 4.709 to allow townhouses and rowhouses in "C" and "D" Multifamily Districts at the same density as apartments |
| 15926 | March 30, 2004 | Amending Section 6.101 "Yards" to add setback requirements for Zero Lot Line/Cluster ("R1") and Townhouse/Cluster ("R") Districts locate across from one-family, two-family and multifamily districts; amending the tables in Subsection C "Property Development Standards: of Sections 4.708 and 4.709 to add a reference to Section 6.101 for Zero Lot Line/Cluster ("R1") and Townhouse/Cluster ("R2") Districts; to amend Chapter 4, Article 6, "Residential Use Table" to add a reference to Section 6.101 for Zero Lot Line/Cluster ("R1") and Townhouse/Cluster ("R2") Districts |
| 15927 | March 30, 2004 | Amending Section 5.301 of Chapter 5, Article 3, "Supplemental Use Standards" to add regulations for carports and porte-cocheres located in the rear and side yards of one-family and two-family residential dwellings in certain one- |

| ORDINANCE NO. | EFFECTIVE DATE | SUBJECT |
|---------------|--------------------|---|
| | | family residential districts and to allow carports and porte-cocheres in the minimum required front yard, platted front yard or projected front yard of one-family and two-family residential dwellings by special exception; to amend the table commentary in Subsection C "Property Development Standards" for all residential districts; to amend Section 5.300B to delete the reference to carports; to amend Chapter 4, Article 7 "Residential District Use Table" to add references to side, rear and front yard carports and porte-cocheres under the heading "Accessory Uses", to reference the Supplemental Standards in Chapter 5, Article 3, and to indicate when a Special Exception is required |
| 15956 | April 23, 2004 | Amending Section 4.708 to add Development Standards for Detached One-Family Dwellings on 3,300 square foot lots in the "R1" District |
| 15978 | May 19, 2004 | Amending Section 5.305 "Fences" of Article 3, "Accessory Uses" of Chapter 5, "Supplemental Use Standards" to prohibit solid fences and walls in the minimum required front yard, platted front yard, or projected front yard except by Special Exception by the Board of Adjustment, to allow open design five-foot fences in the front yard by Special Exception by the Board of Adjustment; to allow eight-foot fences surrounding utility facilities in the minimum required front yard; to amend the table commentary in Subsection C "Property Development Standards" for one-family and two-family residential dwellings; to amend the table commentary for multifamily districts to clarify the maximum permitted fence height in the front yards of residential dwellings |
| 16000 | July 16, 2004 | Amending Subsection E "Nonconforming One-Family Carport" of Chapter 7.107 "Specific Nonconforming Uses" of Chapter 7, "Nonconformities" by amending Section 7.107E to provide for, under certain circumstances, the continued use of side and rear carports constructed prior to January 18, 2003 |
| 16039 | July 22, 2004 | Amending Section 2.102 "Scenic Preservation and Design Review Commission" of Chapter 2, "Review Bodies", to delete the two ad-hoc members and expand the powers of the Scenic Preservation and Design Review Commission. |
| 16085 | August 23, 2004 | Amending Section 4.1106 "Industrial Park ("IP") District to delete the requirement that the Plan Commission approve a site plan and a subdivision plat recorded in the deed records before a permit is issued for the construction or use of the property in the "IP" District |
| 16086 | August 23, 2004 | Correcting the Section 6.201 "Off-Street Parking Requirements" table for the category "Restaurant and Cafeteria" to be 1 space per 100 square feet |
| 16117 | October 8, 2004 | Amending Sections 2.104 & 4.1200 Downtown Urban design standards (Lancaster Corridor Zone) |
| 16118 | September 21, 2004 | Amending section (23-18) of the City Code "Sexually Oriented Business" |
| 16119 | September 21, 2004 | Amending section 4.803 to allow health clubs in "FR" |
| 16183 | October 28, 2004 | Amending Chapter 5 Supplemental Use Standards to add |

| ORDINANCE NO. | EFFECTIVE DATE | SUBJECT |
|---------------|-------------------|--|
| | | regulations for Home Occupations to add Section 5.116A to Chapter 5; to Amend Section 4.603 Residential District Use Table to add a reference to Home Occupations in the Supplemental Standards Column |
| 16184 | October 28, 2004 | Amending section 6.300, landscaping & buffers for airports |
| 16196 | November 10, 2004 | Amending Sections 4.1200D & Section 6.402 Amending Urban Design standard exempt signs |
| 16244 | December 30, 2004 | Amend Section 4 of Ordinance 16118 Transfer of ownership for Sexually Oriented Business |
| 16270 | February 2, 2005 | Amending section 6.301 Protected Tree Ordinance |
| 16330 | March 21, 2005 | Amending Sections 4.902; 4.1001; MU-1 & MU-2 mixed use and 5.305; fences; 6.100; Add stairwells & 9.101-Definitions-Campus Development |
| 16393 | April 28, 2005 | Amending 6.101 Front yard setbacks |
| 16476 | June 22, 2005 | Amend Section 4.502 & 4.506 "Tax Incentive" Historic Preservation Overlay |
| 16520/16521 | July 28, 2005 | Adding a New Section to Article 10 "Industrial Districts" of Chapter 4 to provide a new category, and development, and land use standards for Low and High Intensity Greenfield Mixed-Use Districts, (MU-1G & MU-2G). Amending Section 4.603 & 4.803 Residential and Non-Residential Use tables to include Greenfield Mixed-Use (MU-1G & MU-2G). Renumbering Sections 4.903 through 4.907 and 4.1002, 4.1003 by adding 4.1004 respectively. Amending Section 5.305 "Fences" of Article 3, "Accessory Uses" of Chapter 5, "Supplemental Use Standards" to include MU-1G and MU-2G, by Amending Section 6.300 "Area Requirements" to include MU-1G and MU-2G in the table; and by Amending Section 6.404D "Detached Signs in Commercial and Industrial Districts" to subject Detached Signs in Mixed-Use Districts to additional regulations. |
| 16544 | August 29, 2005 | Amending Article 12 "Urban Design Districts", of Chapter 4, "District Regulations" to Amend Section 4.1200B "Boundaries of Urban Design District Downtown" to increase the boundaries of the Urban Design District to include Forest Park Boulevard and the Clear Fork of the Trinity River to the West, to an alignment with Gounah and Pharr Streets to the North; to the right-of-way line of the T & P Railroad Tract on the East, and South generally along the T & P Railroad Tract to and following Interstate Highway 30; to Amend the Urban Design Standards to address Building Setbacks, Pole Signs along Interstate 30 and 35, and to add the Sunset Terrace Residential Neighborhood as a Special View Area; to Amend Section 4.1200, "Downtown Urban Design Standards Adopted" to Establish Design Standards for the increased District Boundary included in the Downtown Urban Design District. |
| 16651 | October 21, 2005 | Amending Subsection F, "Through Lots" of Section 6.101, "Yards" to allow an 8 foot fence in the rear yard of an approved through lot |

| ORDINANCE NO. | EFFECTIVE DATE | SUBJECT |
|---------------|-------------------|---|
| 16816 | February 24, 2006 | Amending Section 4.1200 of Subsection 1, "Appeal" to add paragraph 2 to provide that an appeal from the Downtown Design Review Board shall be heard by the appeals board and to provide for the record for the appeal and consideration of the appeal by the Appeals Board and to provide that a hearing before the Appeals Board exhausts the Administrative remedies of the property owner/appellant |
| 16817 | February 24, 2006 | Amending Section 4.510 of Subsection A "Appeal; Penalties" to provide that an appeal from the Historic and Cultural Landmarks Commission shall be heard by the Appeals Board and to amend Paragraph A.2. to provide for the record for the record the appeal and consideration of the appeal by the Appeals Board and to add paragraph A.3. To provide that a hearing before the Appeals Board exhausts the administrative remedies of the property owner |
| 16924 | May 8, 2006 | Amending Sections 4.704 one family ("A-7.5") & 4.705 ("A-5") to add minimum front yard setbacks for limited local streets. Reduced side and rear yard setbacks for detached garages. Decreased setback for an open porch or patio. |
| 16925 | May 11, 2006 | Amending Article 5 "Residential Design Standards" of Chapter 6 "Development Standards" to add a new section for single family residential design standards |
| 16926 | May 8, 2006 | Amending Section 5.403, "Model Home" of Article 4, "Temporary Uses" of Chapter 5, "Supplemental Uses" to permit 5 model homes per builder; to Amend Article 5 "Residential Design Standards" of Chapter 6 "Development Standards" to add a new section for entry features; to Amend Article 6 "Residential District Use Table" of Chapter 4 "District Regulations" to add a new category under accessory uses for permitted entry features |
| 16947 | May 22, 2006 | Amending Section 2.101 "Board of Adjustment" of Chapter 2, "Review Bodies", Article 1, to create 2 panels for the Board of Adjustment consisting of 9 members each |
| 16948 | May 22, 2006 | Amending Sections 3.504 and 3.503 of Chapter 3, "Review Procedures" to delete requirement to file an written appeal and to amend the City Council hearing process on a recommendation of denial by the Zoning Commission on a request to amend a zoning boundary |
| 16995 | June 19, 2006 | Amending Section 5.139 "Utility Transmission Tower or Distribution Line" of Chapter 5, Article 1, "Supplemental Use Standards" to add regulations for Natural Gas Compressor Stations; to Amend Section 4.803, the "Nonresidential District Use Table", under "Public and Civic Uses, Utilities", to include natural gas compressor stations under the heading "Electric Power Substations" and to add references to the supplemental standards |
| 17024 | June 26, 2006 | Amending Section 6.201 "Off-Street Parking Requirements" of Article 2, "Off-Street Parking and Loading" of Chapter 6, "Development Standards" to establish minimum parking requirements for uses in or within two hundred fifty feet of One or Two Family zoned property |

| ORDINANCE NO. | EFFECTIVE DATE | SUBJECT |
|---------------|-------------------|---|
| 17025 | June 26, 2006 | Amending Article 3 "Accessory Uses" of Chapter 5 "Supplemental Use Standards" to add a new subsection to Section 5.305 "Fences" to require masonry fences along arterial streets |
| 17093 | August 21, 2006 | Amending Section 4.803 "Nonresidential District Use Table" of Chapter 4 "District Regulations" to reclassify where certain uses are allowed; Health Care Facilities, Recreation, Religious, Utilities, Lodging, Retail Sales & Service, Vehicle Sales & Service, Light & Heavy Industrial, and Accessory Uses and Amend Article 1, "Standards for Selected Uses" of Chapter 5, "Supplemental Use Standards" to add standards for Non-Accessory Outside Storage, Mini-Warehouses; and amend Chapter 9 "Definitions" to add definitions for Massage Parlor/Bath, Massage Therapy/Spa, Outdoor Storage and Transmission Towers |
| 17228 | January 30, 2007 | Amending subsection K "Preservation of Trees" |
| 17243 | October 26, 2006 | Amending 3.406 "Limitation on Reapplication" of Article 4, "Variances" of Chapter 3, "Review Procedures" |
| 17244 | October 26, 2006 | Amending Chapter 8, "Enforcement" to add additional enforcement, penalty and remedies language from the Texas Local Government Code |
| 17276 | November 22, 2006 | Amending Chapter 9, "Definitions" to add or amend definitions for "Cooking Equipment", "Dwelling Unit", "Dwelling Unit, Accessory", "Kitchen", "Roomer, Boarder or Lodger", and "Temporary Guest" |
| 17288 | February 28, 2007 | Amending subsections A and B of section 2.104 "Downtown Design Review Board" to increase membership from five to seven members with one alternate member on the Downtown Design Review Board and identify by place numbers; Amend Subsection C of 2.104 to increase the quorum to five; Amend Subsection E. Of 2.104 to expand the powers and duties of the board to include enforcement of the Development Standards and Guidelines for the Trinity Uptown District; Amend Subsection F. Of 2.104 to increase the number of affirmative votes required for approval |
| 17290 | November 14, 2006 | Amending Section 4.503 to clarify procedures for "Designation of Historically Significant Properties and Section 4.507 regarding "Certificates of Appropriateness" relative to provision of notice |
| 17273 | December 1, 2006 | Amending Article 9 "Commercial Districts" of Chapter 4, "District Regulations" to add a new Section 4.908 Trinity Uptown "TU" District and to add seven separate core zones within the district to control building heights and land uses |
| 17274 | December 1, 2006 | Amending Chapter 4, "District Regulations", to add section 4.1201 "Trinity Uptown District to require a Certificate of Appropriateness for new construction and certain renovations in the Trinity Uptown District |
| 17277 | December 1, 2006 | Amending Section 4.1200 to establish the Planning Department as the reviewing agency for applications to the Downtown Design Review Board (DDRB) and to require the posting of a public notice sign on property requesting review |

| ORDINANCE NO. | EFFECTIVE DATE | SUBJECT |
|---------------|-------------------|--|
| | | from the DDRB |
| 17288 | February 28, 2007 | Amending Subsections A and B of Section 2.104 "Downtown Design Review Board" to increase the membership from five to seven members with one alternate member on the Downtown Design Review Board and identify by place numbers; Amending Subsection C of 2.104 to increase the quorum to five. Amending Subsection E of 2.104 to expand the powers and duties of the Board to include enforcement of the development standards and guidelines for the Trinity Uptown District. Amending Subsection F of 2.104 to increase the number of affirmative votes required for approval |
| 17290 | November 14, 2006 | Amending Sections 4.503 "Procedures for Designation of Property" and 4.507 "Certificate of Appropriateness" of Article 5 "Historic Preservation Overlay Districts ('HSE', 'HC", and 'DD')" to amend provisions providing for notice to property owners of public hearings |
| 17366 | January 18, 2007 | Establishing Section 2.105 to Chapter 2, "Review Bodies", creating an Urban Forestry Board, membership appointment, terms, meetings, quorum, attendance and staffing |
| 17367 | January 18, 2007 | Amending Subsection 6.301 "Landscaping" to relocate tree requirements to Subsection K |
| 17513 | April 26, 2007 | Amending Section 6.507 of Chapter 6, "Development Standards" to add a new paragraph "D" to require front yard and street parkway trees for infill housing and to apply design standards to detached single family residential permits |
| 17514 | April 26, 2007 | Amending Section 9.101, "Definitions" to amend the definition for lot coverage to include total area covered by the foundation of the main structure of attached and detached garages |
| 17522 | May 03, 2007 | Repealing Chapter 25, "Planning" and reserve the Chapter for future use; Amending Chapter 2, "Administration" to move "The Department of Housing" from Chapter 25 to Article IV, Division 6, Create two new Articles, Article XI, "Planning and Development Department" and Article XII, "Fee Schedules"; move the language in Article 1, "General", Section 25.1, "Application Fees Charged by Zoning Board of Adjustment, Plan Commission and Zoning Commission" of Chapter 25, "Planning" to the new Article XII in Chapter 2; Replace all references to "Development Department" and "Planning Department" in the City Code with "Planning and Development Department" and "Development Director" and "Planning Director" to "planning and Development Director" |
| 17647 | July 10, 2007 | Amending Chapter 5, "Historic Preservation Overlay Districts ('HSE", "HC", "DD") of Chapter 4 "District Regulations" to repeal the language in Sections 4.500 through 4.510 and replace with Sections 4.500 through 4.512 containing new language for regulating historic properties |
| 17648 | July 10, 2007 | Amending Section 2.103A "Creation and Appointment" and Section 2.103B "Terms of Office" of Chapter 2 "Review Bodies", Article 1 "General", to add professional fields and clarify the terms of appointments for Commissioners |
| 17647 | August 2, 2007 | Historic Preservation Overlay Districts to repeal the language |

| ORDINANCE NO. | EFFECTIVE DATE | SUBJECT |
|---------------|--------------------|---|
| | | contained in Sections 4.500 - 4.510 and replace with new and revised language to be contained in Sections 4.500 - 4.512 |
| 17782 | September 28, 2007 | Amending Section 5.203 of Article 2, Chapter 5, "Sexually Oriented Businesses" to provide a time limit for the application to meet all the conditions required for the submission of a Specialized Certificate of Occupancy |
| 17822 | October 23, 2007 | Amend section 7.106 "Non-Conforming Lots of record" of Chapter 7 "Non-Conformities" to allow construction of detached one family dwellings and associated accessory structures on certain non-conforming lots |
| 17844 | November 1, 2007 | Amend Section 2.102 "Scenic Preservation and Design Review Commission" of Chapter 2, "Review Bodies" to change the name of the Commission to the Urban Design Commission and revise membership criteria |
| 17872 | November 19, 2007 | Amend Article 4, "Signs" of Chapter 6, "Development Standards" to repeal the language in Sections 6.400 through 6.406 and replace with sections 6.400 through 6.415 containing revised new language for regulating signs |
| 17871 | November 20, 2007 | Amending Article 9 "Commercial Districts", of Chapter 4, "District Regulations" to add a new section Section 4.909 "Near Southside" ("NS") District, and to add separate transect zones within the district to control Building Heights and Land Uses, Provide for Development Standards and Guidelines for New Construction and Certain Renovations, and Requiring a Certificate of Appropriateness for New Construction and Certain Renovations in the Near Southside District |
| 17907 | December 4, 2007 | Amend Section 5.306 "Storage of Display in Commercial Districts, Outdoor" of Chapter 5, "Supplemental Uses", to Expand the Types of Items Allowed to be Displayed and/or Stored Outside the Main Building |
| 18009 | March 16, 2008 | Amend Article Three, "Accessory Uses" of Chapter 5, "Supplemental Use Standards" to Add A New Section, Section 5.307, "Large Animals"; by Amending Section 4.603 "Residential District Use Table" of Chapter 4, "District Regulations" to allow Large Animals in "A" One Family & "B" Two Family Districts by Right or by Special Exception in Certain Circumstances; by Amending Section 4.803, "Non-Residential Use Table" of Chapter 4, "District Regulations" to Reference Section 5.307, Large Animals", by Amending Chapter 9, "Definitions" to Add Definitions for "Regulated Structures", "Pasture Land", and "Large Animals" |
| 18078 | May 17, 2008 | Amend Section 6.404, Temporary On-Premise Signs requiring a permit to allow temporary subdivision signs for new Single and Two Family residential development |
| 18104 | May 23, 2008 | Add new Section 7.108 of Chapter 7, "Non Conformities" to Add Regulations Related to Uses and Structures as a result of Eminent Domain or the Threat of Eminent Domain. |
| 18105 | May 28,2008 | Amending Section 4.907, Central Business ("H") District, to Omit the requirements related to projected Front Yards |
| 18129 | June 15, 2008 | Amend Section 6.201, Off Street Parking Requirements, to |

| ORDINANCE NO. | EFFECTIVE DATE | SUBJECT |
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| | | increase parking required for Elementary and Junior High Schools and to reduce the parking required for High Schools |
| 18130 | June 15, 2008 | Amending Section 5.202 of Article 2, Chapter 5, "Sexually Oriented Businesses" to add requirements for measuring the distance from a religious institution and a school when located within a structure with multiple spaces |
| 18188 | July 25, 2008 | To Amend Various Sections of the Near Southside Development Standards and Guidelines as Provided by Section 4.909D, "Other Development Standards" of Chapter 4, "District Regulations" of Article 9, "Commercial Districts" to provide for Clarifications and Correct Inconsistencies; to provide for Administrative Approval of Hospital Signage; to provide that The Urban Design Commission may Grant Exceptions to Roadside Design Standards; to provide for Additional Requirements for Public Roadsides for Design, Applicability and Elements; to Amend the Regulations for Building Height and Architectural Standards; to provide Additional Regulations for "R" Zones; to Correct the Permitted Land Use Table |
| 18208A/B | August 2, 2008 and August 21, 2008 | Amend Subsection 6.200A "Applicability" of Article 2. "Off Street Parking and Loading" of Chapter 6 "Development Standards" to provide that the Regulations of Article 2 Apply to One and Two Family Districts. Apply to the required and non-required parking. Amend Section 6.202.E to include types of surfaces required in residential and non-residential districts; and to Amend Chapter 9 "Definitions" to add definitions for hard Surface (Parking), Porous Surface (Parking), and Driveway |
| 18249 | September 12, 2008 | Amend Subsection A of Section 2.104, "Downtown Design Review Board" to revise the membership of the DDRB to include a downtown resident/owner. To Amend Subsection E to delete the enforcement of Trinity Uptown Development Standards and Guidelines. To Amend Subsection F to remove the reference to the Trinity Uptown Design Standards and Guidelines |
| 18250 | September 11, 2008 | Amend Chapter 4, "District Regulations", Section 4.908, "Trinity Uptown "TU" District" and Section 4.1201, Trinity Uptown District" to replace all references to the Downtown Design Review Board with the Urban Design Commission to denote the transfer of enforcement authority |
| 18389 | December 12, 2008 | Amend Section 4.900, "ER", "Neighborhood Commercial Restricted District", of Chapter 4, "District Regulations" to amend uses and development standards; and Amend Section 4.803, "Non-Residential District Use Table" of Chapter 4, "District Regulations" to add and remove uses from the "ER" District. |
| 18434 | January 16, 2009 | Amending entire Section 4.202 "Manufactured Housing District" ("MH") of Chapter 4, "District Regulation" to Amend Setbacks, Height, Lot Area, Paving, and other property Development Standards; and Amending Chapter 9 "Definitions" to add definitions related to Manufactured |

| ORDINANCE NO. | EFFECTIVE DATE | SUBJECT |
|---------------|--------------------|--|
| | | Housing |
| 18435 | January 14, 2009 | Amending entire Section 5.129 "Recreational Vehicle Park" of Chapter 5, "Supplemental Use Standards" to add regulations related to setbacks, height, lot area, paving, and other property development standards |
| 18504 | March 12, 2009 | Amending Chapter 5 "Supplemental Use Standards" to Amend Section 5.140 "Natural Gas Compressor Stations" to reflect the revisions in the Gas Drilling Ordinance and add a new Section 5.144 entitled "Fresh Water Fracture Ponds", Amend Sections 4.603 "Residential District Use Table" and 4.803 Non Residential District Use Table" of Chapter 4, "District Regulations" to clarify that Lift Compressors and gas Drilling and Production are permitted in all zoning districts and to permit Line Compressor facilities and Fracture Ponds by right in certain zoning districts; and to Amend Chapter 9, "Definitions" to add a definition for Lift and Line Compressors and Fresh water Fracture Ponds; and Amend Section 4.1000 "Light Industrial ("I") Districts" to provide an Horsepower Exemption for Line Compressors |
| 18615A/B | May 19, 2009 | Amending Chapter 6, "Development Standards" to delete Subsection K of Section 6.301 "Landscaping" and re-letter the remaining subsections; to add a new section, Section 6.302 entitled "Urban Forestry" to include and revise the contents of Subsection K related to tree coverage, preservation, planting and maintenance. Amending Chapter 2, "Review Bodies" to delete Section 2.105 "Urban Forestry Board" and add the duties of the Urban Forestry Board to Section 2.102 "Urban Design Commission" and add forestry experience to the qualifications of members |
| 18745 | August 11, 2009 | Amending Article 4 "Signs" of Chapter 6, "Development Standards" amending Section 6.401 "Definitions" to rename the Section "Enforcement" and add language relating to Enforcement and move the definitions contained therein to Chapter 9, "Definitions"; to amend Section 6.411, "Electronic Changeable Copy Signs" to Clarify that Variances are not allowed, and to revise definitions of "Signs", "Attached Signs", "Temporary Signs" and to add definitions for "Inflatable or Balloon Signs" and "Projected Image Signs" in Chapter 9 |
| 18746 | August 11, 2009 | Amending Section 6.301 "Landscaping" of Article 3. "Landscaping & Buffers" to allow Landscape Planting with Native Plants to include Bioretention Areas, Drip & Temporary Irrigation Systems and provide a Native Plant List. Amend Chapter 9, "Definitions" to add definitions related to Native Plants, Bioretention Areas, Dry & Wet Swales |
| 18823 | September 20, 2009 | Amending Article 5, Section 6.507 "Single Family Residential Design Standards" of Chapter 6 "Development Standards" and Article One, Section 5.116.B "Industrialized Housing" of Chapter 5 "Supplemental Use Standards" to add language requiring a minimum horizontal dimension for single family homes and Amending Chapter 9 "Definitions" to add a definition of Manufactured Home or Manufactured Housing to include International Standards Organization (ISO) Shipping |

| ORDINANCE NO. | EFFECTIVE DATE | SUBJECT |
|---------------|-------------------|--|
| | | Containers |
| 18900 | November 10, 2009 | Amending Section 2.102, "Urban Design Commission" of Chapter 2, "Review Bodies", to Amend the duties of the Urban Design Commission and revise Subsections "E" & "F" related to Conservation Districts to change the references to "Design Districts" and delete Mixed-Use Growth Centers and Urban Villages; to Amend Section 4.100 "Districts Established" to add Design Overlay Districts to Subsection "A", "Special Purpose Districts", Amend in its entirety Article 4, "Conservation ("CD") Overlay Districts" |
| 18902 | November 10, 2009 | Amending Section 6.101 "Yards" to add Subsection J, "Historic Overlay District Setbacks", to allow structures located within a Historic District to be constructed consistent with the setback of the Historic District; to revise the title of Subsection F; to provide that side yards may project and to revise the definition of "Front Yard". |
| 18903 | November 10, 2009 | Amending Section 2.103F "Powers and Duties", to delete the designation of two members of the Historic and Cultural Landmarks Commission to serve on the Scenic Preservation Commission |
| 18904 | November 10, 2009 | Amend all Sections in Article 9 "Commercial Districts" of Chapter 4, "District Regulations" to add language relating the type of exterior metal cladding on metal buildings and to require that all metal buildings have a minimum of two architectural standards for each building |
| 18905 | November 10, 2009 | Amend Section 4.1200, "Urban Design District- Downtown" to revise in its entirety the design standards for the Downtown Urban Design-District; and to delete references to various sections of the Downtown Urban Design Standards and replace with references to the Downtown Urban Design Standards and Guidelines |
| 18995 | January 25, 2010 | Amend Article 4 "Signs" of Chapter 6, "Development Standards", Amending Section 6.410 "Unified Sign Agreements" to provide for the administrative approval of an amendment to a unified sign agreement; to extend eligibility to single lot developments with multiple tenants, to allow for the construction of entry features and to expand the allowable area that can be included in the unified sign agreement |
| 18996 | January 25, 2010 | Amend Subsection D. "Other Development Standards" of Section 4.707 "Two-Family ("B") District" to increase the number of parking spaces required per dwelling unit based on the number of bedrooms |
| 19013 | February 23, 2010 | Amending Article 7 "Residential Districts", of Chapter 4, "District Regulations" to establish a new residential zoning district, Section 4.713, "Urban Residential ("UR") District and establish development standards for the district; Amending Section 4.603, "The Residential District Use Table" of Chapter 4, to reflect the new district and uses to be allowed; Amending Section 4.100, "Districts Established", of Chapter 4 to reflect the new district; Amending Chapter 9 to add definitions related to Urban Residential District |

| ORDINANCE NO. | EFFECTIVE DATE | SUBJECT |
|---------------|--------------------|---|
| 19026 | February 23, 2010 | Amend Article 5, "Historic Preservation Overlay Districts" to revise economic hardship criteria for contributing and non-contributing structures; to revise process to amend guidelines; to provide for administrative approval of Certificate of Appropriateness for non-contributing and contributing structures; to provide that the Appeals Board shall remand an appeal to the Historic & Cultural Landmarks Commission when new evidence or testimony is available; to Amend Chapter 9, "Definitions" to add definitions related to Historic Preservation |
| 19064 | March 9, 2010 | Amend Article 8 "Nonresidential District Use Table", of Chapter 4, "District Regulations"; Amending Section 4.803, "The Nonresidential District Use Table" to add Governmental Vehicle Storage Yard/Junkyard as a permitted use in "J" Medium and "K" Heavy Industrial Districts; to add Towing Yard with Office as a permitted use in "I" Light, "J" Medium and "K" Heavy Industrial; and to add Outside Storage or Display as a permitted accessory use in "J" Medium and "K" Heavy Industrial |
| 19227 | July 20, 2010 | Amending Article 4 "Signs" of Chapter 6, "Development Standards", Amending Section 6.403 "Signs Not Requiring A Permit" to revise where Temporary Signs are allowed and Regulation of Window Signs; Amending Section 6.406 "Measurement of Signs" to include the measurement of window area; and to Revise Chapter 9 "Definitions" to revise the definitions of "Sign", "Attached Sign", "Temporary Sign", and "Window Sign" |
| 19268 | September 07, 2010 | Amending Article 9 "Commercial Districts", of Chapter 4, "District Regulations" to Amend Section 4.908 "Trinity Uptown (TU) District to revise the number of Core Zones within the District from Seven to Nine Zones; to Revise the Legal Description of the Core Zones and to Revise in its entirety the Development Standards and Guidelines for the Trinity Uptown District; to Amend Section 4.1201 "Trinity Uptown District" to provide for Administrative Approval of Certificate of Appropriateness under certain circumstances and to Revise the Appeal Process. |
| 19269 | September 07, 2010 | Amending Article 9 "Commercial Districts", of Chapter 4, "District Regulations" to add a new Section, Section 4.1202 "Trinity Uptown Peripheral Zone Overlay (TUP) District"; providing for new Design Standards and Guidelines for new construction and certain renovations in the Trinity Uptown Peripheral Zone Overlay District; Requiring a Certificate of Appropriateness for new construction and certain renovations in the Trinity Uptown Peripheral Zone Overlay District; providing for Administrative Approval of Certificate of Appropriateness under certain circumstances and providing an Appeal Process. |
| 19428 | November 16, 2010 | Amending Article 2 "Off-Street Parking and Loading" of Chapter 6, "Development Standards" to add a new section, Section 6.204, "Bicycle Parking"; to Amend Chapter 9, "Definitions" to add definitions for "Bicycle Parking Spaces" and "Bicycle Rack". |

| ORDINANCE NO. | EFFECTIVE DATE | SUBJECT |
|---------------|-------------------|---|
| 19515 | January 18, 2011 | Amending Article 3, "Accessory Uses" of Chapter 5, "Supplemental Use Standards" to add a new section, Section 5.308, "Docks, Piers and Boathouses"; to regulate residential docks and boathouses; to Amend Chapter 9, "Definitions" to add new definitions related to Docks, Piers and Boathouses. |
| 19514 | February 15, 2011 | Amend various Sections of the Near Southside Development Standards and Guidelines as provided by Section 4.909D, "Other Development Standards" of Chapter 4, "District Regulations" of Article 9, "Commercial Districts" to revise criteria of Significant Trees and methods of mitigation for removal; to further promote desirable development and to correct inconsistencies; to Amend the regulations for Building Height and Projecting Signs; to clarify the application of Roof Slope Standards; and to provide additional regulations for "N" Zones; to correct references for Established and projecting Yards. |
| 19544 | March 01, 2011 | Amend Article 12 Urban Design Districts, of Chapter 4, "District Regulations" to add a new section, Section 4.1203 "I-35W Design ("I-35W") Overlay District"; providing for Design Standards and Guidelines for new construction in the I-35W Design Overlay District; Requiring a Certificate of Appropriateness for new construction in the I35W Design Overlay District; providing for Administrative Approval of Certificate of Appropriateness under certain circumstances; and providing an Appeal Process. |
| 19587 | May 02, 2011 | Amend Article 9, "Residential Districts" of Chapter 4, "District Regulations" to Amend a Mixed-Use Zoning District, Section 4.902, "Low Intensity Mixed-Use" (MU-1), and Section 4.903, "Low Intensity Mixed-Use Greenfield" (MU-1G) Districts. Amending Article 10, "Industrial Districts", of Chapter 4, "District Regulations" to Amend a Mixed-Use Zoning District, Section 4.1001, "High Intensity Mixed-Use" (MU-2), and "Section 4.1002, "High Intensity Mixed-Use Greenfield" (MU-2G) Districts and establish development standards for the districts; Amending Chapter 9, "Definitions" to add definitions related to Low Intensity Mixed-Use Districts. |
| 19936 | November 02, 2011 | Amend Article 9, "Commercial Districts", of Chapter 4, "District Regulations" to add a Section, Section 4.1204 "Camp Bowie ("CB") District and to add separate zones within the district; providing for Design Standards and Guidelines for new construction and certain renovations; Requiring a Certificate of Appropriateness for new construction and certain renovations; providing for Administrative Approval of Certificate of Appropriateness under certain circumstances; and providing an Appeal Process. |
| 20084 | March 21, 2012 | Amending Chapter 2, "Review Bodies" to amend Section 2.102 "Urban Design Commission" to reduce the quorum from six to five members. |
| 20157 | May 21, 2012 | Amending Section 5 "Schedule of Permitted Uses" of the Camp Bowie Revitalization Code of Section 4.1204 of Chapter 4, "District Regulations" to revise the table of permitted uses in the Ridglea Urban Village Core South Zone. |

| ORDINANCE NO. | EFFECTIVE DATE | SUBJECT |
|---------------|-------------------|---|
| 20158 | April 24, 2012 | Amending Article 1 “Standards for Selected Uses”, of Chapter 5, “Supplemental Use Standards” to amend Sections 5.136 “Telecommunications Antenna” and 5.137 “Telecommunication Tower and Stealth Telecommunication Tower” in their entirety to reorganize the sections and revise application requirements, design review responsibility, and allow administrative approvals. Amend Section 2.102 “Urban Design Commission” to revise the duties of the Urban Design Commission; and to Amend Chapter 9, “Definitions” to revise definitions related to Telecommunications. |
| 20159 | May 15, 2012 | Reorganizing and Renumbering Chapter 4 “District Regulations”, to add a Mixed-Use and Form Base District Use Table; to re-activate “O-1” and “O-2” Floodplain Districts. |
| 20453 | October 27, 2012 | Amending Article 1 “Standards for Selected Uses”, of Chapter 6, “Development Standards” to Amend various Sections to remove certain requirements when a Non-Residential Use is adjacent to another non-residential use within a Residential Zoning District. |
| 20454 | October 27, 2012 | Amending Article 1 “Standards for Selected Uses”, of Chapter 5, “Supplemental Use Standards” to Amend Article 3, “Accessory Uses” to clarify types of accessory uses and standards applied to such uses; to increase the maximum height of storage sheds; to provide for regulation of dumpsters and temporary storage structures; to allow two garages on residential lots of ½ acre or larger; to create new regulations for commercial accessory structures and to add a definition |
| 20510 | December 11, 2012 | Amending Article 1 “Standards for Selected Uses”, of Chapter 5, “Supplemental Use Standards” Section 5.406 “Mobile Vendors” to add a Subsection to provide Standards and Regulations for Mobile Vendor Food Courts; to amend Section 4.802 “Non-Residential District Use Table” and Section 4.1202 “Form-Based District Use Table” to provide for the zoning districts where Mobile Vendor Food Courts are allowed; and to amend Chapter 9 “Definitions” to add a definition for Mobile Vendor Food Courts and amend definitions related to Mobile Vendors. |
| 20511 | December 11, 2012 | Amending Article 9 “Form Based Districts”, of Chapter 4, “District Regulations” to add a new Section, Section 4.1307 Trinity Lakes (“TL”) District and to add separate zones within the district; providing for Design Standards and Guidelines for New Construction and certain renovations; requiring a Certificate of Appropriateness for New Construction and certain renovations; providing for administrative approval of Certificate of Appropriateness under certain circumstances; providing an Appeal Process; and to Amend Section 4.1200 Form Based Districts Code Use Table to add the uses allowed within the Trinity Lakes District. |
| 20555 | December 22, 2012 | Amend various sections of the Near Southside Development Standards and Guidelines as provided by Section 4.1305D, “Other Development Standards” of Chapter 4, “District Regulations” of Article 13, “Form Based Districts to provide for requirements for Mobile Vending Food Courts; to add Mobile |

| ORDINANCE NO. | EFFECTIVE DATE | SUBJECT |
|---------------|--------------------|---|
| | | Vending Food Courts as a permitted use to the permitted Land Use Table. |
| 20666 | April 9, 2013 | Amend Section 4.802 “Non-Residential District Use Table” and Section 4.1201 “Uses” to add Farmers’ Market as a permitted use in certain zoning districts; Amending Section 6.201 “Off Street Parking” to add required parking ratios for Farmers’ Markets; Amending Article 1 “Standards for Selected Uses”, of Chapter 5, “Supplemental Use Standards”, to add Section 5.145 Farmers’ Markets to provide a maximum square footage in certain districts; and Amend Chapter 9 “Definitions” to add a definition for Farmers’ Market |
| 20735 | May 21, 2013 | Amend Chapter 4 “Overlay Districts” Sections 4.401.H “Designation as Highly Significant Endangered” (“HSE”), 4.401.I “Designation as Historic and Cultural Landmark” (“HC”), 4.401.J “Designation as Demolition Delay” (“DD”), to clarify the process for removal of the historic designation. |
| 20898 | September 25, 2013 | Amend Article 4, “Overlay Districts,” of Chapter 4, “District Regulations,” to add a new section, Section 4.405, “Airport/Airfield Overlay (“AO”) District”; providing for regulations for Airport/Airfield Overlay Zones and Compatible Use Zones (“AO-CUZ”) restrictions for incompatible uses within Clear Zones and Accident Potential Zones for the Naval Air Station Fort Worth Joint Reserve Base; and to revise Chapter 9, “Definitions” to add definitions related to Airports. |
| 20899 | September 25, 2013 | Amend Section 5.403 “Model Home” to provide for when and where a Model Home may be built; provide for an increase in the amount of time a Model Home may be used as such. |
| 20900 | September 25, 2013 | Amend Section 5.116A “Home Occupation” to provide that a Cottage Food production operation may sell directly to the consumer. |
| 20901 | September 25, 2013 | Amend Section 5.201 “Classifications” to add the classification of a Sexually Oriented Business; and add Chapter 9 to revise the definitions related to entertainment, entertainment personnel and nudity. |
| 20950 | October 4, 2013 | Amend various sections of the Trinity Lakes Development Code as provided by Section 4.1307D, “Other Development Standards” of Section 4.1307, “Trinity Lakes” (“TL”) District of Chapter 4, “District Regulations” of Article 13, “Form-Based Districts” to remove block standards in all Subzones; to provide for Neighborhood Subzones; to provide for street setback lines and build-to zones in Neighborhood Subzones; to provide a revision to street and streetscape standards; and to provide for changes to façade composition in Transition and Neighborhood Subzones. |
| 20983 | November 5, 2013 | Amend Chapter 4 “District Regulations”, Section 4.901 “Neighborhood Commercial (“E”) District to remove the minimum setback requirement. |
| 20984 | November 5, 2013 | Amend Section 6.101. “Yards”, Subsections D. “Front Yard Setbacks” and E. “Established Front Yard Setbacks” to revise Front Yard Setback regulations; and renumber. |
| 20985 | November 5, 2013 | Amend Section 6.B of the Near Southside Development |

| ORDINANCE NO. | EFFECTIVE DATE | SUBJECT |
|---------------|-------------------|--|
| | | Standards and Guidelines as provided by Section 4.1305.D., "Other Development Standards" of Chapter 4, "District Regulations" of Article 13, "Form Based Districts", of Section 4.1305, "Near Southside ("NS") District to provide for the percentage of gross floor area in "N" Zones for buildings. |
| 20999 | October 26, 2013 | Amend Chapter 4, "District Regulations", Article 3 "Planned Development ("PD") District to add Line Compressors in Section 4.305, "Uses"; to amend Chapter 5 "Supplemental Use Standards", Section 5.140 "Natural Gas Compressor Stations" to remove Subsection 2.C. "Line Compressors"; to amend Sections 4.800 "Non-Residential District Use Table" to clarify that Line Compressors are permitted by right in Industrial Districts and by Planned Development District. |
| 21032 | November 30, 2013 | Amend Section 4.405 "Airport/Airfield Overlay" ("AO") District of Article 4 "Overlay Districts", of Chapter 4, "District Regulations" to add a new Section, Section 4.405D, "Spinks Municipal Airport"; providing regulations for Airport/Airfield Overlay Zones ("AO") and Runway Protection Zone ("AO-RPZ") Restrictions for incompatible uses within Runway Protection Zones for Spinks Municipal Airport; and to revise Chapter 9, "Definitions" to add definitions related to Airports. |
| 21046 | December 31, 2013 | Amend Section 4.405 "Airport/Airfield Overlay" ("AO") District of Article 4 "Overlay Districts", of Chapter 4, "District Regulations" to add a new Section, Section 4.405E, "Meacham International Airport"; providing regulations for Airport/Airfield Overlay Zones ("AO") and Runway Protection Zone ("AO-RPZ") Restrictions for incompatible uses within Runway Protection Zones for Meacham International Airport. |
| 21086 | February 7, 2014 | Amend Chapter 4 "Zoning Districts" Article 4 "Overlay Districts", Section 4.401, "Historic Preservation Overlay Districts ("HSE," "HC," "DD")" to revise in its entirety the Design Guidelines for the Fairmount Southside Historic District. |
| 21147 | March 29, 2014 | Amend Section 4.405 "Airport/Airfield Overlay" ("AO") District of Article 4 "Overlay Districts", to add a new Section, Section 4.405F, "Dallas/Fort Worth International Airport"; providing regulations for an Airport/Airfield Overlay Zone ("AO") for Dallas/Fort Worth International Airport. |
| 21207 | May 26, 2014 | Amend Section 4.405 "Airport/Airfield Overlay" ("AO") District of Article 4 "Overlay Districts" of Chapter 4, "District Regulations" to add a new Section, Section 4.405G, "Fort Worth Alliance Airport"; providing regulations for Airport/Airfield Overlay Zone ("AO") restrictions for the Fort Worth Alliance Airport. |
| 21271 | July 1, 2014 | Amend Article 4 "Signs" of Chapter 6, "Development Standards" amending Section 6.402 "Scenic Preservation Areas and Corridors" to add the Chisholm Trail Parkway to Scenic Preservation Corridors established; and delete reference to SH 121 from future Scenic Corridors. |
| 21272 | July 1, 2014 | Amend Chapter 2, "Review Bodies" to Amend Section 2.101 "Board of Adjustment" to provide that the Board of Adjustment |

| ORDINANCE NO. | EFFECTIVE DATE | SUBJECT |
|---------------|-------------------|--|
| | | may hear Appeals from the Historic and Cultural Landmarks Commission, the Downtown Design Review Board and Urban Design Commission; to Amend Section 4.101 "Historic Preservation Overlay Districts" to revise notice requirement for Appeals, and to Amend Section 5.137 "Telecommunication Tower and Stealth Telecommunication Tower" to revise the review process for Stealth Telecommunication Towers. |
| 21358 | August 12, 2014 | Amend Article 2 "Off-Street Parking and Loading" of Chapter 6, "Development Standards", Amending Section 6.204 "Bicycle Parking" to revise location requirements, layout and design requirements and parking spaces required. |
| 21359 | August 12, 2014 | Amend various Sections of the Trinity Lakes Development Code as provided by Section 4.1307.D, "Other Development Standards" of Section 4.1307, "Trinity Lakes ("TL") District" of Chapter 4, "District Regulations" of Article 13, "Form-Based Districts" to update and amend the Regulating Plan, add Manor Home and Development Regulations for Sustainable Energy Equipment, Amend Non-Residential parking requirements, and Amend Floor to Ceiling Heights requirements. |
| 21430 | October 7, 2014 | Amend Section 4.405.C "Airport/Airfield Overlay" ("AO") District of Article 4 "Overlay Districts", of Chapter 4, "District Regulations" "Naval Air Station Fort Worth Joint Reserve Base", Providing Regulations for Airport/Airfield Overlay Zone ("AO") Restrictions for Naval Air Station Fort Worth Joint Reserve Base. |
| 21499 | October 23, 2014 | Amend Chapter 4 "District Regulations" to Amend Article 3 "Planned Development ("PD") District" to Add Game Rooms in Section 4.305I to Amend Sections 4.800 "Nonresidential District Use Table", to add Game Rooms by Planned Development District; to Amend Chapter 9, "Definitions", Section 9.101, "Defined Terms" to add Definitions related to Game Rooms. |
| 21528 | November 28, 2014 | Amend Subsection D. "Other Development Standards" of Sections 4.700 through 4.705 "One-Family ("A") District" to increase the number of parking spaces required per dwelling unit based on the number of bedrooms. |
| 21547 | December 8, 2014 | Amend Article 4 "Overlay Districts", of Chapter 4, "District Regulations" to add a New Section, Section 4.406, "TCU Residential Overlay District; providing regulations for TCU Residential Overlay District ("TCU"). |
| 21670 | March 24, 2015 | Amend Sections of the Near Southside Development Standards and Guidelines as provided by Section 4.1305.D., "Other Development Standards" of Section 4.1305, "Near Southside ("NS") District of Article 13, "Form-Based Districts" of Chapter 4, "District Regulations" to Create a new Neighborhood Classification for NS-T5 Zones and provide Development Regulations. |
| 21671 | March 24, 2015 | Amend various Sections of the Trinity Lakes Development Code as provided by Section 4.1307.D., "Other Development Standards" of Section 4.1307, "Trinity Lakes ("TL") District of |

| ORDINANCE NO. | EFFECTIVE DATE | SUBJECT |
|---------------|-------------------|--|
| | | Article 13, "Form-Based Districts" of Chapter 4, "District Regulations" to provide Clarification regarding Placement of Accessory Structures, provide Separate Development Standards based on Lot Size, Amend the Landscaping Requirements, Modify Parking and Architectural Standards, and Amend Driveway and Garage Standards, Define J-Swing Garages, and Establish a Permeable Surface Requirement. |
| 21672 | March 19, 2015 | Amend Chapter 4 "District Regulations" to Amend Article 7 "Residential Districts" to Amend Section 4.708. "Zero Lot Line/Cluster ("R1") District and Section 4.709. "Townhouse/Cluster ("R2") District to revise Development Standards for "R1" District, to increase Maximum Density and Size of Building ROW for "R2" District and to move the Supplemental Residential Development Standards for both the "R1" and "R2" Districts of Chapter 6, "Development Standards" into their respective Subsections in Chapter 4. |
| 21715 | April 25, 2015 | Amend Article 8 "Non Residential District Use Table" to add Data Center as a permitted use in "I" Light, "J" Medium, and "K" Heavy Industrial; and to Amend Chapter 9, "Definitions" to add a definition for Data Center. |
| 21716 | April 25, 2015 | Amend Article 4 "Signs" of Chapter 6, "Development Standards" to amend Section 6.411, "Electronic Changeable Copy Signs to add additional regulations to the operation of Electronic Changeable Copy Signs and to provide compatibility considerations for the Board of Adjustment. |
| 21782 | July 26, 2015 | Amend Subsection H.1.a. "Administrative Review Requirements" "Conceptual Land Use Plan" of Sections 4.1300 Low Intensity Mixed-Use ("MU-1") District, 4.1301 Low Intensity Greenfield Mixed-Use ("MU-1G") District, 4.1302 High Intensity Mixed-Use ("MU-2") District and 4.1303 High Intensity Greenfield Mixed-Use ("MU-2G") District, to remove One- and Two-Family Residential and Multifamily Residential as separate categories and combine into a single 'All Residential' Land Use Category. |
| 21816 | August 12, 2015 | Amend Chapter 3, "Review Procedures", to Amend Article 2 "Ordinance Interpretation" in its entirety to revise the process to Appeal an Ordinance Interpretation of the Zoning Administrator. |
| 21945 | October 17, 2015 | Amend Chapter 9 "Definitions" to Amend Section 9.101, "Defined Terns" to revise the definitions of "Family", "Boardinghouse or Lodging House", "Community Home", "Restaurant", and add definitions for "Transient or Short Term Residential" and "Single Housekeeping Unit". |
| 21946 | October 17, 2015 | Amend Article 1. "Standards for Selected Uses" of Chapter 5 "Supplemental Use Standards", to Amend Section 5.107A, "Boarding Houses" to Revise standards to conform to the Definition for "Boarding Houses". |
| 22082 | February 26, 2016 | Amend Sections of the Near Southside Development Standards and Guidelines as provided by Section 4.1305.D. "Other Development Standards" of Section 4.1305, "Near Southside ("NS") District of Article 13, "Form-Based Districts" |

| ORDINANCE NO. | EFFECTIVE DATE | SUBJECT |
|---------------|-------------------|---|
| | | of Chapter 4, "District Regulations" to Amend the regulations for Parking Lot Locations, Sign Standards, and Architectural Design Standards: to Clarify the Application of Building Entry, Parking Garage and Roadside Design Standards; to Provide additional Regulations for Skybridges; to correct References to Supplemental Use Standards; and Amending Section 4.1302 "Form Based-Code District Use Table", to Revise the Supplemental Standards for certain uses in the NS Zoning Districts. |
| 22083 | February 26, 2016 | Amending Article 4, "District Regulations" to add a New Section, Section 4.407 "Stockyards Design ("SYD") Overlay District"; providing for Design Standards and Guidelines for New Construction and certain Renovations in the Stockyards Design Overlay District; Requiring a Certificate of Appropriateness for New Construction and certain Renovations in the Stockyards Design Overlay District. |
| 22109 | March 1, 2016 | Amend Chapter 2, "Review Bodies", 2.102 "Urban Design Commission" to add experience in the field of History, Architectural History, or other Discipline Related to Historic Preservation to the qualifications of Members. |
| 22154 | April 21, 2016 | Amend Article 4 "Temporary Uses", of Chapter 5, "Supplemental Use Standards", Section 5.406 "Mobile Vendors" t provide Operational Requirements for Fresh Market Mobile Vendors; to Amend Articles 6, 8 and 12 Respectively, Chapter 4, "District Regulations", Section 4.603 Residential District Use Table |
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