

FORT WORTH FIRE CODE: ORDINANCE NO. 25388- 03- 2022

SECTION 5706

SPECIAL OPERATIONS

Section 5706. 3. 1. 3, 5706. 3. 1. 3. 1, and 5706. 3. 1. 3. 2

5706. 3. 1. 3 Setbacks. There shall be no avenue for an appeal or variance from any of the following minimum setback requirements in this Section, other than those provided for in the Fort Worth Gas Drilling and Production Ordinance.

5706. 3. 1. 3. 1 Definitions. The following words, terms and phrases, when used in this Section only, shall have the meanings ascribed to them in this section only, except where the context clearly indicates a different meaning:

**BUILDING.** Any structure used or intended for supporting or sheltering any use or occupancy. The term " building" shall be construed as if followed by the words or portions thereof."

**HABITABLE STRUCTURE.** Any structure for which a certificate of occupancy is required. A habitable structure shall not include detached accessory buildings, garages and sheds.

**HOSPITAL BUILDING.** All buildings used or designed to and intended to be used for medical, surgical, psychiatric, nursing or custodial care on a 24-hour basis, including convalescent facilities, social rehabilitation centers, mental hospitals, detoxification facilities, and alcohol and drug centers.

**LIFT COMPRESSOR.** A device that raises the pressure of a compressible fluid gas) in order to lift gas from the well.

**LINE COMPRESSOR.** A device that raises the pressure of a compressible fluid gas) in order for the gas to be transported through a pipeline.

**MULTIPLE WELL SITE PERMIT.** A permit that is required when there is an application for the placement of more than one well on a pad site, as per the Fort Worth Gas Drilling and Production Ordinance.

**OUTER BOUNDARY SURFACE PROPERTY LINE.** The outer boundary of any property for which a preliminary plat or concept plan has been filed with the City of Fort Worth

**PROTECTED USE.** A residence, religious institution, hospital building, school or public park.

**PUBLIC BUILDING.** All buildings with occupancies greater than 50 persons and more than 750 square feet used or designed to and intended to be used for motion picture theaters, symphony and concert halls, television and radio studios admitting an audience, theaters, banquet halls, night clubs, restaurants, taverns and bars, amusement arcades, art galleries, bowling alleys, community halls, courtrooms, dance halls, exhibition halls funeral parlors, gymnasiums without spectator seating, indoor swimming pools and tennis courts without spectator seating, lecture halls, libraries, museums, waiting areas in transportation terminals, pool and billiard parlors, arenas with spectator seating, skating rinks with spectator seating, swimming pools with spectator swimming, tennis courts with spectator seating and amusement park outdoor activities.

**PUBLIC PARK.** Any structures, bleachers, grandstands and stadiums used for viewing land area dedicated to by the City for traditional park- like recreational purposes.

**RELIGIOUS INSTITUTION.** Any building in which persons regularly assemble for religious worship and activities intended primarily for purposes connected with such worship or for propagating a particular form of religious belief.

**RESIDENCE.** A house, duplex, apartment, townhouse, condominium, cityinspected mobile homes or other building designed for dwelling purposes, including those for which a building permit has been issued on the date the application for a Gas Well Permit is filed with the Gas Inspector. Residence shall

include assisted living facilities, nursing homes ( both intermediate care facilities and skilled nursing facilities), residential board and care facilities, group homes, 24-hour shelters, half-way houses, hotels, motels and jails.

SCHOOL. Any public and private, primary and secondary educational facilities providing education or off-site related school sports venues up through and including the twelfth- g r a d e level and any licensed day care centers, meaning a facility licensed by the State of Texas or by the City of Fort Worth that provides care, training, education, custody, treatment or supervision for more than six children under 14 years of age, and for less than 24 hours per day.

5706. 3. 1. 3.2 New Natural Gas Wells. New natural gas wells and associated tanks and equipment shall have setbacks provided in accordance with the requirements of the Fort Worth Gas Drilling and Production Ordinance.

5706. 3. 1. 3. 3 Existing Natural Gas Wells. Where natural gas wells are existing, the following setback requirements shall apply.

1. A Protected Use or Public Building shall not be constructed within three hundred (300) feet of the center of a gas well, at the surface of the ground, or within two Ordinance hundred twenty-five (225) feet of a gas well pad site having a Multiple Well Site Permit.

Exception: Residential structures on platted lots prior to 4/ 3/ 2009 shall not be constructed within two hundred (200) feet of the center of a gas well, at the surface of the ground, or within one hundred twenty- five (125) feet of a gas well pad site having a Multiple Well Site Permit.

2. A Habitable Structure shall not be constructed within two hundred (200) feet of the center of a gas well, at the surface of the ground, or within one hundred twenty-five (125) feet of a gas well pad site having a Multiple Well Site Permit.

3. An accessory building, not necessary to the operation of the well, shall not be constructed within one hundred (100) feet of the center of a gas well, at the surface of the ground, or within twenty-five (25) feet of a gas well pad site having a Multiple Well Site Permit.

4. A Protected Use, Public Building, or Habitable Structure shall not be constructed within two hundred (200) feet of the closest tank battery or permanently installed equipment associated with a gas well.

Exception: This required distance in Number 4 above shall be reduced to one hundred (100) feet on lots platted prior to 4/ 3/ 2009.

5. No structure of any kind shall be constructed over or within five (5) feet of an abandoned gas well, which is required to have a 5- foot no build easement surrounding it by the Gas Drilling and Production Ordinance.

The setback distances above shall be calculated from the well bore, or edge of pad site for Multiple Well Site Permit, in a straight line, without regard to intervening structures or objects, to the closest exterior point of any object indicated in this Section.

5706. 3. 1. 3. 4 Compressor Stations - Natural Gas Facilities. Natural gas compressor stations shall be provided with the following setbacks.

5706. 3. 1. 3. 4. 1 New Lift or Line Compressors. New natural gas Lift or Line Compressors shall have setbacks provided in accordance with the requirements of the Fort Worth Gas Drilling and Production Ordinance.

5706. 3. 1. 3. 4. 2 Existing Lift Compressor. Any Protected Use, Public Building, or Habitable Structure shall be setback a minimum of two hundred (200) feet from any existing Lift Compressor.

5706. 3. 1. 3. 4. 3 Existing Line Compressor. Any Protected Use shall be setback a minimum of six hundred (600) feet from any existing Line Compressor site. Any Public Building or Habitable Structure shall be setback a minimum of three hundred

300) feet from any existing Line Compressor site. Any Protected Use, Public Building or Habitable Structure shall be setback a minimum of two hundred

200) feet from any equipment and buildings not part of the operation of the compressor.

**Exception:** When the line compressor site is located in Light, Medium, or Heavy Industrial zoning districts ("I", "J", or "K"), the setback to a Protected Use shall be a minimum of three hundred (300) feet from any existing fully enclosed Line Compressor sites.

5706. 3. 1. 3. 4. 3. 1 Setback Measurement. The measurement of the setback distance shall be made from the boundary of the Line Compressor Site as permitted by the City of Fort Worth Gas Well Ordinance, in a straight line, without regard to intervening structures or objects, to the closest exterior point of the proposed Protected Use or boundary line of a Public Park or property line of a School.