



**Development Services Department  
Summary of Zoning Districts of the City of Fort Worth**

**Residential**

“A-2.5A” One-Family	One-family detached dwellings (min. lot size <b>2 ½ acres</b> )
A-43” One-Family	One-family detached dwellings (min. lot size <b>1 acre</b> )
“A-21” One-Family	One-family detached dwellings (min. lot size <b>½ acre</b> )
“A-10” One-Family	One-family detached dwellings (min. lot size <b>10,000 sq. ft.</b> )
“A-7.5” One-Family	One-family detached dwellings (min. lot size <b>7,500 sq. ft.</b> )
“A-5” One-Family	One-family detached dwellings (min. lot size <b>5,000 sq. ft.</b> )
“AR” One-Family Restricted	One-family detached zero-lot line dwellings (min. lot size <b>3,500 sq. ft.</b> )
“B” Two-Family	One-family and two-family detached and attached (min. lot size <b>5,000 sq. ft.</b> for two <u>attached</u> dwellings on a single lot; and <b>7,500 sq. ft.</b> min. lot size for two <u>detached</u> on a single lot)
“R1” Zero Lot Line / Cluster	One-family detached min. <b>3,000 sq. ft.</b> lot; one-family zero lot line min. <b>2,500 sq. ft.</b> lot; two-family attached zero lot line min. <b>2,500 sq. ft.</b> lot
“R2” Townhouse/Cluster	One-family attached townhouse / rowhouse dwellings, w/ min. 15% open space, and max. of <b>24 dwelling units / ac.</b> on average, maximum building façade length 250 ft.

**Multifamily**

“CR” Low Density	Multifamily dwelling units at a maximum density of <b>16 dwelling units / acre</b> with design standards
“C” Medium Density	Multifamily dwelling units at a maximum density of <b>24 dwelling units / acre</b> with design standards
“D” High Density	Multifamily dwelling units at a maximum density of <b>32 dwelling units / acre</b> with design standards
“UR” Urban Residential	Higher density, residential only, form-based development for mixed-use growth centers and urban villages, to provide multi-family land use in transitional areas between mixed use and one- and two-family. Height range 2-3 stories with available height bonus to 4 stories.

**Commercial**

**Low Intensity**

“ER” Neighborhood Commercial Restricted	Beauty/barber shops, bookstores, drug stores, studios, offices, public and civic uses and health care. <b><u>Alcohol sales prohibited.</u></b> Maximum 35 ft. height.
“E” Neighborhood Commercial	All uses permitted in “ER”, plus retail sales, banks, restaurants, gasoline sales, bakeries, and alcohol sales for off premise consumption and as part of food service. Maximum 45 ft. height.

**Moderate Intensity**

“FR” General Commercial Restricted	All uses permitted in “E”, plus theaters, auto sales & repair, hotels, health care facilities, commercial and business clubs, bowling alleys, large retail stores, home improvement centers. <b><u>Alcohol sales prohibited.</u></b> Maximum 45 ft. height.
“F” General Commercial	All uses permitted in “FR”, plus amusement e.g. nightclubs, bars, skating rinks, etc. <b><u>Alcohol sales and on-premises consumption permitted</u></b> in “F” thru “K” districts. Maximum 45 ft. height.

## **High Intensity**

- “G” Intensive Commercial All uses permitted in “F” with maximum 12-story/120 ft. height.
- “H” Central Business All uses permitted in “G”, plus multifamily residential, printing/publishing. No height restrictions and permissive area regulations. Restricted to designated Central Business District. DUDD overlay.

## **Industrial**

- “I” Light Industrial All uses permitted in “G”, plus food processing, animal hospitals and outdoor kennels, trans. terminals, temp. batch plant, warehousing, outside sales/storage, printing and light manuf. Max. 55 ft. height.
- “J” Medium Industrial All uses permitted in “I”, plus breweries, cement products, power plants, grain elevators, poultry slaughtering, and light manufacturing. Max. 120 ft. height.
- “K” Heavy Industrial All uses permitted in “J”, plus heavy industrial uses incl. metal fabrication, asphalt mixing plants, machine shops, soap manufacturing, stock yards, permanent batch plants, welding shops, etc. Max. 120 ft. height.

## **Overlay Districts**

- “DD” Demolition Delay Special overlay districts to provide for protection and preservation of places and areas of historic and cultural importance and significance. Subject to review by Historic and Cultural Landmarks Commission.
- “HC” Historic and Cultural
- “HSE” Highly Sig. Endang.
- “DUDD” Downtown Design overlay districts to provide for additional review and/or requirements as appropriate in the context of the site. Subject to review by Urban Design Commission or Downtown Design Review Board. (Panther Island) Peripheral I-35W/N/Central/S
- “TUP” Trinity Uptown
- “CUZ” Compatible Use Zone Airport overlay districts to provide additional regulations to ensure compatibility with airport flight operations.
- “AO” Airport Overlay
- “TCU Residential” Residential overlay district to limit the number of unrelated persons living in a one-family district as a family in a single housekeeping unit.
- “CUP” Conditional Use Permit Special overlay districts adding specific residential, commercial, and industrial uses requiring site plan approval prior to development. Provides for time limits and renewal considerations.

## **Special Purpose Districts**

- “AG” Agricultural Farms, ranches or nurseries for the growing of plants and raising of livestock. Also permitted are public service facilities such as churches, schools, libraries, etc.
- “CF” Community Facilities Public facilities including churches, govt. offices, health services, public safety, colleges and schools, community and group homes, and recreation facilities.
- “MH” Manufactured Hsg. Manufactured Housing / Mobile Home Parks and Subdivisions, and their related uses. (dwelling purposes only)
- “PD” Planned Developmt. Special district permitting specific residential, commercial, industrial and mixed uses, normally requiring site plan approval prior to development.

## **Mixed-Use/Form Based**

- “MU-1” Low Intensity Mixed-Use Higher density, mixed-use, pedestrian-oriented development for designated mixed-use growth centers and urban villages, so as to concentrate a variety of housing types among neighborhood-serving commercial and institutional uses. MU-1 is encouraged in the central city. Maximum height 3-5 stories with available height bonus. Subject to review by Urban Design Commission.
- “MU-2” High Intensity Mixed-Use Higher density, mixed-use, pedestrian-oriented development for designated mixed-use growth centers and urban villages, so as to concentrate a variety of housing types among commercial, institutional, and select light industrial uses. Maximum height 5-10 stories with available height bonus not to exceed 10 stories. Subject to review by Urban Design Commission.
- “CB” Camp Bowie High density, mixed-use, pedestrian-oriented development for designated area along Camp Bowie Blvd. corridor south of I-30 to SW Loop 820. Subject to review by Urban Design Commission.
- “NS” Near Southside High density, mixed-use, pedestrian-oriented development for designated area south of Downtown. Subject to review by Urban Design Commission. **Bars and Light Industrial uses prohibited in NS/T4R.**

- “PI” Panther Island High density, mixed-use, pedestrian-oriented development for designated area north of Downtown. Subject to review by Urban Design Commission.
- “TL” Trinity Lakes High density, mixed-use, pedestrian-oriented development for designated area at East 820 and Trinity Blvd. Subject to review by Urban Design Commission.
- “BU” Berry University High density, mixed-use and higher density residential, pedestrian-oriented development for designated area on Berry from University to Cleburne Rd. Subject to review by Urban Design Commission.

<https://www.fortworthtexas.gov/departments/development-services/zoning/ordinance>