



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** August 15, 2024
SUBJECT: Presentation regarding Article IV (Zoning Districts) of the Zoning Ordinance.
PRESENTER: Clayton Comstock, Managing Director of Development Services

SUMMARY:

Zoning is generally the division of a city into districts (zoning map) with prescribed regulations for each district (zoning ordinance text). Texas Local Government Code Chapter 211 authorizes cities to adopt zoning regulations. Section 211.005 specifically allows for the governing body to divide the city into zoning districts that may regulate the erection, construction, reconstruction, alteration, repair, or use of buildings, other structures, or land. The regulations may vary from district to district but must be uniformly applied throughout the district.

North Richland Hills is divided into 21 base zoning districts, one special purpose district, and three overlay districts. These districts are established in [Article IV \(Districts\)](#) of the zoning ordinance. The base zoning districts include residential, commercial, industrial, and institutional districts, along with the Town Center and Transit Oriented Development zoning districts. These are noted in the table below. The Planned Development district is considered a special purpose district. The zoning map is available online at nrh.nexmaps.com.

NRH ZONING DISTRICTS		
AG (Agricultural)	R-6-T (Townhome Residential)	C-2 (Commercial)
R-1 (Single-Family Residential)	R-8 (Detached Zero Lot Line Residential)	OC (Outdoor Commercial)
R-2 (Single-Family Residential)	MH-1 (Manufactured Home)	I-1 (Light Industrial)
R-3 (Single-Family Residential)	R-7-MF (Multifamily Residential)	I-2 (Medium Industrial)
R-4-D (Duplex Residential)	O-1 (Office)	U (School, Church, and Institutional)
RE-1 (Residential Estate)	LR (Local Retail)	TC (Town Center)
RE-2 (Residential Estate)	C-1 (Commercial)	TOD (Transit Oriented Development)

At the work session, staff will present information regarding the various zoning districts and discuss the differences between the base zoning districts and the planned development zoning district.