

**ORDINANCE # 08-27-17**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANGER, TEXAS AMENDING CHAPTER 3 OF THE CODE OF ORDINANCES, ARTICLE 3.2100 "EXTERIOR CONSTRUCTION OF RESIDENTIAL DWELLINGS", SUBSECTION (E); PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SANGER, TEXAS:**

**Section 1.** That Chapter 3 of the Code of Ordinances, City of Sanger, Texas, Article 3.2100 "Exterior Construction of Residential Dwellings", Subsection (e) is hereby amended to read as follows:

**ARTICLE 3.2100 EXTERIOR CONSTRUCTION OF RESIDENTIAL DWELLINGS**

(e) Detached garages, shops and storage buildings over two hundred (200) square feet must have, at a minimum, the same percentage of masonry facade as the first floor of the main structure. Buildings other than the primary residence on A-Agricultural zoned property and any single family zoned property one acre or more are exempt from this requirement.

**Section 2.** All ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

**Section 3.** It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, phrases and words of this ordinance are severable and, if any word, phrase, clause, sentence, paragraph, or section of this ordinance shall be declared unconstitutional by the valid judgement or decree of any court competent jurisdiction, such unconstitutionality shall not affect any of the remaining portions of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional word, phrase, clause, sentence, paragraph or section.

**Section 4.** Any person, firm or corporation who shall violate any of the provisions of this article shall be guilty of a misdemeanor and upon conviction shall be fined in accordance with the general penalty provision found in Section 1.109 of the Code of Ordinances.

**Section 5.** This ordinance will take effect immediately from and after its passage and the publication of the caption, as the law and Charter in such cases provide.

**DULY PASSED, APPROVED AND ADOPTED**, this the 21st day of August, 2017, by the City Council of the City of Sanger, Denton County, Texas.



APPROVED:

*Thomas E. Muir*

Thomas E. Muir, Mayor

ATTEST:

*Cheryl Price*

Cheryl Price, City Secretary