

**ORDINANCE 05-10-10**

**AN ORDINANCE OF THE CITY OF SANGER, DENTON COUNTY, TEXAS, AMENDING THE ZONING ORDINANCE BY RENAMING ZONING DISTRICTS; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, The Zoning Ordinance and Official Zoning Map includes four zoning districts with similar names; and

WHEREAS, The Zoning Ordinance and Official Zoning Map should be easy to understand; and

WHEREAS, The Zoning Ordinance and Official Zoning Map would be easier to understand were each zoning district's name distinct; Now Therefore,

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

**Section 1** The Zoning Ordinance of the City of Sanger, Texas is hereby amended to include the following:

**SECTION 51 "SF-9" – SINGLE-FAMILY RESIDENTIAL DISTRICT - 9**

General Purpose and Description – This district was previously the Old SF-2 Single Family Residential District – 2. The Old SF-2 district was renamed in May 2010 to SF-9 to prevent confusion with the SF-2 district described in Section 10 of the Zoning Ordinance.

**51.1 PERMITTED USES:**

A. Uses permitted in the SF-2 through SF-10 districts are outlined in the chart in Section 30.

**51.2 AREA REGULATIONS:**

A. Size of Yards:

1. Minimum Front Yard - Twenty-five feet (25')
2. Minimum Side Yard - eight feet (8'); Twenty feet (20') on corner adjacent to side street. No side yard for allowable nonresidential uses shall be less than twenty-five feet (25').
3. Minimum Rear Yard - Twenty-five feet (25')

B. Size of Lots:

1. Minimum Lot Area - Twelve thousand (12,000) square feet
2. Minimum Lot Width - Ninety feet (90')

3. Minimum Lot Depth - One hundred twenty feet (120')
- C. Minimum Dwelling Size: One thousand five hundred (1,500) square feet
- D. Maximum Lot Coverage: Forty percent (40%) by the main building; Sixty percent (60%) by the main building, accessory buildings, driveways and parking; and any other concrete work, flat work, etc.
- E. Parking Regulations: Not less than two (2) off-street parking spaces shall be provided behind the front yard line. Off-street parking spaces and Loading Requirements shall be provided in Section 32.
- F. Other Regulations:
  1. Accessory Buildings:
    - a. Minimum Front Yard - Sixty feet (60')
    - b. Minimum Side Yard - Ten feet (10')
    - c. Minimum Rear Yard - Ten feet (10')

#### SECTION 52 "SF-10" – SINGLE-FAMILY RESIDENTIAL DISTRICT - 10

General Purpose and Description – This district was previously the Old SF-3 Single Family Residential District – 3. The Old SF-3 was renamed in May 2010 to SF-10 to prevent confusion with the SF-3 district described in Section 11 of the Zoning Ordinance.

##### 52.1 PERMITTED USES:

- A. Uses permitted in the SF-2 through SF-10 districts are outlined in the chart in Section 30.

##### 52.2 AREA REGULATIONS:

- A. Size of Yards:
  1. Minimum Front Yard - Twenty-five feet (25')
  2. Minimum Side Yard - eight feet (8'); Twenty feet (20') on corner adjacent to side street. No side yard for allowable nonresidential uses shall be less than twenty-five feet (25').
  3. Minimum Rear Yard - Twenty-five feet (25')
- B. Size of Lots:
  1. Minimum Lot Area - Six thousand five hundred (6,500) square feet
  2. Minimum Lot Width - Sixty feet (60')
  3. Minimum Lot Depth - One hundred feet (100')
- C. Minimum Dwelling Size: One thousand two hundred (1,200) square feet

- D. Maximum Lot Coverage: Forty percent (40%) by the main building; Sixty percent (60%) by the main building, accessory buildings, driveways and parking; and any other concrete work, flat work, etc.
- E. Parking Regulations: Not less than two (2) off-street parking spaces shall be provided behind the front yard line. Off-street parking spaces and Loading Requirements shall be provided in Section 32.
- F. Other Regulations:
  - 1. Accessory Buildings:
    - a. Minimum Front Yard - Sixty feet (60')
    - b. Minimum Side Yard - Ten feet (10')
    - c. Minimum Rear Yard - Ten feet (10')

**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 judgment or decree of any court of 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 an amount not to exceed the sum of two thousand dollars (\$2,000.00) for each offense, and each and every day such offense shall continue shall be deemed to constitute a separate offense.

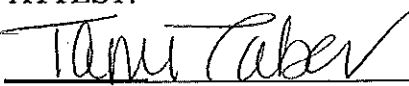
**Section 5** This ordinance will take effect immediately from and after its passage and the publication of the caption, as the law and Charter in such cases provide.

**DULY PASSED, APPROVED AND ADOPTED** by the City Council of the City of Sanger, Texas, on this 3<sup>rd</sup> day of May, 2010.

APPROVED:

  
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Mayor Joe Higgs

ATTEST:

  
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City Secretary Tami Taber

