

ORDINANCE #06-10-13

AN ORDINANCE OF THE CITY OF SANGER, DENTON COUNTY, TEXAS, AMENDING ARTICLE 3.21 EXTERIOR CONSTRUCTION OF RESIDENTIAL DWELLINGS; 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 citizens of Sanger have expressed a desire to protect and enhance the neighborhood character of the central section of the city limits;

WHEREAS, the Historic Preservation Commission and the Planning & Zoning Commission have recommended amending the architectural standards to meet this goal; and

WHEREAS, the City Council has found that such amendments are proper to protect and enhance the character of Sanger's oldest neighborhoods; Now Therefore,

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

Section 1 The following sections of Article 3.21 of the City of Sanger Code Of Ordinances (Exterior Construction Of Residential Dwellings) are amended to read as follows:

(b) All exterior facades for the first story of a new single-family residence or duplex in any zoning district, except within the Central Core District, shall be constructed of a minimum of one hundred (100) percent masonry construction, including and limited to: brick, stone, granite, marble, cast stone or stucco. All other floors shall be constructed of a minimum of fifty (5) percent masonry.

(g) The Central Core District is bounded by 1st Street on the east, and 10th Street on the west, extending from Plum Street on the north, to Austin Street on the south, including all property within this area exclusive of the B-3 Central Business District as shown on the Official Zoning Map. Where one of the streets defining this area is non-continuous, the district boundary follows an imaginary line between the constructed segments.

Within the Central Core District, all new single-family residences shall either

- i. Earn a score of at least 11 points based on the scoring criteria listed in Subsection (h), or
- ii. Receive a finding from the City Council that its design meets or exceeds the criteria of Central Core District.

(h) Central Core District Scoring Criteria

- iii. **Porch:** A covered, unenclosed area projecting at least 6 feet out from the front façade of a single-family detached dwelling or two-family dwelling. A porch must be covered and roofed with materials similar to the balance of the structure. A porch that covers at least 50% of the length of front façade of the dwelling scores 4 points. A porch that covers at least 25% but less than 50% of the length of the front façade scores 3 points.
- iv. **Dormer:** A dormer is a structural element of a building that protrudes from the plane of a sloping roof surface, clad in the same material as the exterior walls below the roof line and containing a window. A dormer within the front façade scores 4 points.
- v. **Multiple Materials:** The use of a combination of masonry and non-masonry materials in the exterior of a building façade. For example, an exterior wall with brick veneer from the ground up to the bottom of the windows, with wood siding up the balance of the walls to the eaves. The materials should be visibly different from each other from the public right-of-way, with each covering at least 20% of the façade. The use of multiple exterior materials scores 4 points.
- vi. **Major Offset to Front Façade:** A façade with a major offset is one with a section at least 10 feet wide set back at least ten (10) additional feet from the balance of the façade. A major offset scores 4 points.
- vii. **Stone or Brick Accents:** Stone or brick accents is the application of stone or brick masonry on a non-masonry exterior to draw attention to an architectural element. Such elements include but are not limited to corners, doors, windows, a front deck, or the columns supporting a front porch. The accents should equal at least 5% of the front façade. The use of stone or brick accents scores 4 points
- viii. **Hidden Garage:** A hidden garage is an enclosed parking space with a garage door that does not face the same street as the front façade. A hidden garage scores 3 points
- ix. **Steep Roof Pitch:** A steep roof has a pitch of at least 7:12. A steep roof pitch scores 3 points
- x. **Gabled Accent:** A small triangular portion of a wall between the edges of a sloping roof along the front façade of a residence. A gabled accent scores 3 points. A gabled dormer is considered a dormer and not a gabled accent.
- xi. **Cross Gabled:** A residence is cross-gabled when it has multiple gables aligned on perpendicular axes, intersecting in a cross at the highest point on the roof. A cross gabled roof scores 3 points
- xii. **Multi-angled Roof:** A multi-angled roof has one or more sections equaling at least 1/3 the total roof width with a pitch at least 1:12 different than the balance of the roof. A multi-angled roof scores 3 points.

- xiii. Roof Accent: A roof accent is a functional element in the structural or mechanical system of the building located above the top of the first floor that is visibly different from the balance of the roof because of color or material. A roof with one or more accents scores 3 points.
- xiv. Window grids: Window grids are permanently-attached materials that visually divide the windows of the front façade into smaller transparent areas from the public right-of-way. Window grids score 3 points.
- xv. Expanded Dwelling Size: A dwelling that measures at least 120% of the minimum dwelling size required by the Zoning Ordinance. For example, a 1,200 sqft residence in a district with a 1,000 sqft minimum, or a 1,440 sqft residence in a district with a 1,200 sqft minimum. An expanded dwelling scores 2 points.
- xvi. Bay Window: A bay window is a window space projecting outward from the main walls of a building and forming a bay in a room. A front façade with one or more bay windows scores 2 points.
- xvii. Portico: A covered walkway leading to the front door of a building. A portico must be covered and roofed with materials similar to the balance of the structure. A portico scores 2 points.
- xviii. Pent Roof or Pent Roof Returns: A pent roof is a small, self-supporting, single-slope roof attached to building. A pent roof return is a pent roof attached to the façade at the bottom of a gable. The use of a pent roof or pent roof returns scores 2 points.
- xix. Interpretations of the scoring criteria as applied to proposed new construction shall be made by the City Manager or his designee. Appeals of any and all interpretations shall be considered by the City Council.

(i) The City Council may adopt a finding that a proposed building meets or exceed the criteria of the Central Core District after conducting a public hearing. Notice of the public hearing shall be published in the official newspaper(s) at least fifteen (15) days prior to the hearing. Notices of the public hearing shall be mailed to the owners of real property within two hundred (200) feet of the subject property at least ten (10) days prior to the hearing.

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 August 1, 2013, 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 17th day of June, 2013.

APPROVED:



Thomas E. Muir
Mayor, Thomas E. Muir

ATTEST:

Tami Taber
City Secretary, Tami Taber