

ORDINANCE 06-11-15

AN ORDINANCE OF THE CITY OF SANGER, DENTON COUNTY, TEXAS, AMENDING THE ZONING ORDINANCE TO CREATE A NEW COMMERCIAL DISTRICT, TO CREATE A TOWNHOME RESIDENTIAL DISTRICT, AND TO ADD UNLISTED USES TO THE LAND USE TABLE; 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 City of Sanger Zoning Ordinance requires updates to its Land Use Table and List of Zoning Districts; and

WHEREAS, the City Council have found these proposed amendments to be in conformance with the goals of the Zoning Ordinance; Now Therefore,

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

Section 1 The City of Sanger Zoning Ordinance is hereby amended as follows:

- Section 30 Use of Land and Buildings is hereby amended as follows
 - I-2 Heavy Industrial District:
 - Prohibit the following land uses:
 - All uses listed in Recreational and Entertainment table and Educational, Institutional, and Special Uses table.
 - Adding the permitted use of Sexually Oriented Business under Retail and Service Type Uses
 - B-3 Central Business District
 - Adding the permitted use of Tavern
 - TH Townhome District
 - Add permitted use of Single Family Dwelling, Attached
 - Add all uses permitted in all zoning districts per the Land Use Table
 - MF-1 & MF-2 Multi-Family Districts
 - Removed permitted use of Single Family Dwelling, Attached
 - RO Residential Office District
 - Add permitted uses of Single Family Dwelling, Detached, Antique Shop, Art Supply Store, Barber or Beauty Shop, Book or Stationary Shop or Newsstand, Florist or Garden Shop, Handcraft Shop and Art Objects Sales, Key Shop, Office, General, Business, or Professional; Office, Medical or Dental; Retail Shop, Apparel, Gift or Similar Items, Off Street Parking Incidental to Main Use, Accessory Building Non Residential, and any use permitted in all zoning districts per the Land Use Table
- Adding Section 53 Townhome Residential District
TH TOWNHOME RESIDENTIAL DISTRICT

General Purpose and Description: The Townhome District is intended to provide for single-family attached residential uses. Density in this district is not to exceed ten (10) units per acre.

53.1 Use Regulations: A building or premise shall be used only for the following purposes:

1. Single family attached dwelling units, provided that no more than five (5) dwelling units are attached in one continuous row or group and provided that no dwelling unit is constructed above another unit.
2. Other uses as specified by the Land Use Table

53.2 Height Regulations: No building shall exceed thirty-five (35) feet.

53.3 Area Regulations:

1. Size of Yards:
 - a. Front Yard: There shall be a front yard having a required depth of not less than twenty (20) feet as measured from the front property line.
 - b. Side Yard: There is no required side yard between adjacent units within the same building. There is minimum side yard of at least seven and one half (7½) feet for units at the end of a building, creating a 15-foot separation between adjacent buildings. There is a required side yard of at least twenty (20) feet adjacent to a side street.
2. Size of Lot:
 - a. Lot Area: Each lot shall measure at least two thousand three hundred (2,300) square feet.
 - b. Lot Width: The width of a lot shall be not less than twenty-three (23) feet.
 - c. Lot Depth: The depth of a lot shall be not less than one hundred (100) feet.

53.4 Parking Regulations: Two (2) off-street parking spaces shall be provided per unit. Required parking may not be provided within the required front yard. Off street parking spaces shall be provided in accordance with the requirements set forth in Section 32.

- Adding Section 54 Residential Office District
RO RESIDENTIAL OFFICE DISTRICT

General Purpose and Description: The Residential Office District is intended for both single-family residential dwellings, and low intensity business uses that would be harmonious with residential uses.

54.1 Use Regulations: A building or premise shall be used only for the following purposes:

1. Single family detached dwelling units.
2. Retail sales of antiques, flowers, hobby materials, apparel, gifts, etc.
3. Personal services such as barber shop or beauty salon, photography, etc.
4. Office, general or professional
5. A combination of any of the above.
6. Prohibited uses include restaurants, convenience stores, veterinarian's offices, pet shops, and funeral homes.
7. Uses per the Land Use Table

54.2 Height Regulations: No building shall exceed thirty-five (35) feet.

54.3 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.

54.4 Parking Regulations: Off street parking spaces shall be provided in accordance with the requirements set forth in Section 32.

54.5 Architectural Standards: All principal structures must conform to the Architectural Standards for single-family residences in Section 3 of the Code of Ordinances.

54.6 Signage: Business uses are permitted signage under the Business and Agricultural Zoning Districts section of the Sign Regulations. Residential uses are permitted signage per the Nonbusiness Zoning Districts section.

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 1st day of June 2015.

ATTEST:


City Secretary Tami Taber



APPROVED:


Mayor Thomas Muir