

ORDINANCE 07-14-16

AN ORDINANCE OF THE CITY OF SANGER, DENTON COUNTY, TEXAS, AMENDING THE ZONING ORDINANCE CREATING NEW RESIDENTIAL 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 regulates land use to insure the safe, efficient, and productive development of land; and

WHEREAS, The development of future single-family residential land uses will have a significant impact on future of the community; and

WHEREAS, The City Council finds that the creation of new residential zoning districts would better serve the safe, efficient, and productive development of land; 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 53 "R-1" – Residential District - 1

General Purpose and Description – This district is designed to permit larger single-family detached dwelling units on small lots. The R districts are the preferred zoning districts for new single-family residential land uses.

53.1 PERMITTED USES:

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

53.2 AREA REGULATIONS:

A. Size of Yards:

1. Minimum Front Yard - Twenty feet (20')
2. Minimum Side Yard - Eight feet (8'); Ten feet (10') on corner adjacent to side street.
3. Minimum Rear Yard - Twenty feet (20')

B. Size of Lots:

1. Minimum Lot Area - Six thousand (6,500) square feet
2. Minimum Lot Width - Fifty feet (50')
3. Minimum Lot Depth - One hundred feet (100')

4. Maximum Lot Area – Twelve thousand (12,000) square feet, and fifteen thousand square feet (15,000) for cul-de-sac and corner lots
- C. Minimum Dwelling Size: Two thousand (2,000) square feet
- D. Minimum Parking Required: An enclosed parking area of at least four hundred (400) square feet. This area does not count towards the minimum dwelling size.

SECTION 54 "R-2" – Residential District - 2

General Purpose and Description – This district is designed to permit larger single-family detached dwelling units on small lots. The R districts are the preferred zoning districts for new single-family residential land uses.

54.1 PERMITTED USES:

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

54.2 AREA REGULATIONS:

- A. Size of Yards:
 1. Minimum Front Yard - Twenty feet (20')
 2. Minimum Side Yard - Six feet (6'); Ten feet (10') on corner adjacent to side street.
 3. Minimum Rear Yard - Fifteen feet (15')
 4. Maximum Lot Area – Twelve thousand (12,000) square feet, and fifteen thousand square feet (15,000) for cul-de-sac and corner lots
- B. Size of Lots:
 1. Minimum Lot Area - Six thousand (6,000) square feet
 2. Minimum Lot Width – Fifty feet (50')
 3. Minimum Lot Depth - One hundred feet (100')
- C. Minimum Dwelling Size: Two thousand four hundred (2,400) square feet
- D. Minimum Parking Required: An enclosed parking area of at least four hundred (400) square feet. This area does not count towards the minimum dwelling size.

SECTION 55 "R-3" – Residential District - 3

General Purpose and Description – This district is designed to permit larger single-family detached dwelling units on small lots. The R districts are the preferred zoning districts for new single-family residential land uses.

55.1 PERMITTED USES:

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

55.2 AREA REGULATIONS:

A. Size of Yards:

1. Minimum Front Yard - Twenty feet (20')
2. Minimum Side Yard - Six feet (6'); Ten feet (10') on corner adjacent to side street.
3. Minimum Rear Yard - Fifteen feet (15')

B. Size of Lots:

1. Minimum Lot Area – Five thousand five hundred (5,500) square feet
2. Minimum Lot Width – Fifty feet (50')
3. Minimum Lot Depth - Ninety feet (90')
4. Maximum Lot Area – Twelve thousand (12,000) square feet, and fifteen thousand square feet (15,000) for cul-de-sac and corner lots

C. Minimum Dwelling Size: Two thousand eight hundred (2,800) square feet

D. Minimum Parking Required: An enclosed parking area of at least four hundred (400) square feet. This area does not count towards the minimum dwelling size.

SECTION 56 "R-4" – Residential District - 4

General Purpose and Description – This district is designed to permit larger single-family detached dwelling units on small lots. The R districts are the preferred zoning districts for new single-family residential land uses.

56.1 PERMITTED USES:

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

56.2 AREA REGULATIONS:

A. Size of Yards:

1. Minimum Front Yard - Twenty feet (20')
2. Minimum Side Yard - Six feet (6'); Ten feet (10') on corner adjacent to side street.
3. Minimum Rear Yard - Ten feet (10')

B. Size of Lots:

1. Minimum Lot Area – Five thousand (5,000) square feet
2. Minimum Lot Width – Forty four feet (44')
3. Minimum Lot Depth - Eighty feet (80')
4. Maximum Lot Area – Twelve thousand (12,000) square feet, and fifteen thousand square feet (15,000) for cul-de-sac and corner lots

C. Minimum Dwelling Size: Three thousand (3,000) square feet

D. Minimum Parking Required: An enclosed parking area of at least four hundred (400) square feet. This area does not count towards the minimum dwelling size.

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 18th day of July 2016.

APPROVED:

Thomas E. Muir

Mayor Thomas Muir

ATTEST:

Tami Taber

City Secretary Tami Taber

