

## ORDINANCE NO. 284-91

AN ORDINANCE AMENDING CHAPTER 12, SECTION 2, ZONING DISTRICTS AND BOUNDARIES, OF THE CODE OF THE CITY OF WILLOW PARK, TEXAS RELATING TO THE ESTABLISHMENT OF AN AGRICULTURAL ZONING DISTRICT; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING A PENALTY; AND, PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WILLOW PARK, TEXAS:

### I.

CHAPTER 12, SECTION 2, of the Code of Ordinances, City of Willow Park, Texas, is hereby amended by adding a Section, numbered Section 2.001, which Section reads as follows:

#### SECTION 2.001 "AG" AGRICULTURAL DISTRICT

##### A. Use Regulations:

"In the Agricultural District, no building or land shall be used and no buildings shall be hereafter erected, reconstructed, altered or enlarged, nor shall a certificate of occupancy be issued, except for one or more of the following uses:

1. Farms, ranches, orchards, trucks gardens, nurseries, for the growing of plants and similar agrarian activities involving the growing of plants and raising and pasturing of livestock, including accessory feeding pens but not commercial feedings pens, providing that no operation shall be conducted which will be obnoxious or offensive.
2. Single family dwellings clearly incidental to the operation of the above listed activities, including dwellings on the same farm or ranch used exclusively for the housing of employees living on the premises; providing that tracts in the "AG" District which contain less than ten (10) acres in separate ownership shall be limited to one (1) principal dwelling, provided that such principal dwelling shall have an allowable area of not less than fifteen hundred (1,500) square feet.
3. Accessory buildings and structures clearly incidental to the above operations of the above operations, including but not limited to barns, stables, equipment sheds, poultry houses, granaries, pump houses, water tanks and silos.
4. Installations owned and operated by the City of Willow Park, Parker County,

the State of Texas or Public Utility Companies, which installations are necessary for the public safety, governmental services, or the furnishing of utility services to or through the "AG" District.

5. Public and Parochial schools, colleges and universities not including correctional institutions or trade schools.
6. Museums, libraries, parks, playgrounds, community centers or recreational areas owned and operated by the City of Willow Park, Parker County, or the State of Texas, or owned by such agencies and operated under their control and supervision.
7. Churches.

B. Height and Area Regulations:

In the "AG" Agricultural District, the height of buildings and structures, the minimum dimensions of lots and yards, and the minimum lot area per family shall be as follows:

1. Height: No building or structure hereafter erected, reconstructed, altered or enlarged exceed shall three stories nor shall it exceed forty feet.
2. Front Yard: Shall be the same as in the R-1 Residential Single Family District.
3. Rear Yard: Shall be the same as in the R-1 Residential Single Family District.
4. Side Yard: Shall be the same as in the R-1 Residential Single Family District."

II.

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

III.

Should any section, clause or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of this Ordinance as a whole or any part thereof, other than the part so declared to be invalid.

IV.

Wherever in this Ordinance an act is prohibited or made or declared unlawful or an offense or a misdemeanor, or wherever the doing of act is required or the failure to do an act id declared to be unlawful, the violation of any such provision of this Ordinance shall be punishable as provided in Chapter 1, Section 1.F of the Code of the City of

Willow Park, Texas, for each offense or for each day such offense shall continue if it is one classified as a continuing offense. No penalties shall be greater or less than the penalty provided for the same or similar offense under the laws of the State of Texas.

This ordinance shall be in full force and effect from and after the date of its passage and publication as required by law.

PASSED AND ADOPTED this the 15th day of January, 1991.

APPROVED:

Sharon Riley Suarez

SHARON SUAREZ, Mayor

ATTEST:

Kathy Mitchell

CITY SECRETARY

APPROVED

Walter W. Leonard

WALTER W. LEONARD, CITY ATTORNEY