

ORDINANCE NO. 304-91

AN ORDINANCE AMENDING CHAPTER 12, SECTION 7.00, ZONING STANDARDS CHART, OF THE CODE OF THE CITY OF WILLOW PARK, TEXAS, RELATING TO THE STANDARDS OF DEVELOPMENT AND BUILDING WITHIN SPECIFIED DISTRICTS OF THE CITY OF WILLOW PARK, TEXAS; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY; PROVIDING FOR PUBLICATION; AND, PROVIDING AN EFFECTIVE DATE.

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

I.

CHAPTER 2, SECTION 7.00, of the Code of the Ordinances, City of Willow Park, Texas, is hereby amended by deleting the existing Zoning Standards Chart and substituting the attached and the City Secretary is hereby authorized to make such corrections and attach such Zoning Standards Chart to the local Ordinances:

SEE ATTACHMENT "A"

II.

All ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.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 to be unlawful or an offense or a misdemeanor, or wherever the doing of an act is required or the failure to do an act is declared to be unlawful, the violation of any such provision of this Ordinance shall be punished as provided in Chapter 1, Section 1F 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.

V.

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 20th day of August, 1991.

APPROVED:

Sharon Riley Suarez

SHARON SUAREZ, Mayor

ATTEST:

Kathy Mitchell

City Secretary

APPROVED

Walter W. Leonard

WALTER W. LEONARD, City Attorney

ATTACHMENT "A"

CITY OF WILLOW PARK

ZONING STANDARDS CHART

SECTION 7.00

STANDARDS ZONING DISTRICT	R-1	R-2	R-3	O	LR	C	AG
MINIMUM LOT AREA PER DWELLING UNIT	40,000 S.F.	20,000 S.F.	10,890 S.F. 4 DU/AC	RESIDENTIAL USES NOT PERMITTED IN NON RESIDENTIAL ZONING DISTRICTS			40,000 SF
MINIMUM GROSS LIVING AREA	1,500 S.F.	1,500 S.F.	1,300 S.F.				1,500 SF
MINIMUM LOT WIDTH	120 FT.	100 FT.	PER PD SITE PLAN APPROVAL	100 FT.	100 FT.	100 FT.	120 FT.
MINIMUM LOT DEPTH	175 FT.	150 FT.		100 FT.	100 FT.	100 FT.	175 FT.
MINIMUM FRONT YARD SETBACK	30 FT.	25 FT.	25 FT.	25 FT.	25 FT.	25 FT.	30 FT.
MINIMUM SIDE YARD SETBACK	25 FT.	25 FT.	25 FT.	10 FT. 25 FT. IF ADJ. TO RESIDENTIAL			25 FT.
MINIMUM REAR YARD SETBACK	25 FT.	25 FT.	25 FT.	25 FT.	25 FT.	25 FT.	25 FT.
MAXIMUM HEIGHT	2 STORY 30 FT.	2 STORY 30 FT.	2 STORY 30 FT.	2 STORY 30 FT.	2 STORY 30 FT.	40 FT.	3 STORY 40 FT.
MAXIMUM LOT COVERAGE	40%	40%	40%	60%	60%	NONE	NONE
REQUIRED PARKING	2 CAR GARAGE	2 CAR GARAGE	2 SPACES PER UNIT COVERED	IN COMPLIANCE WITH SECTION II PROHIBITED IN PARKING REQUIREMENTS REQ. FRONT YARD			2 CAR GARAGE
REQUIRED SCREENING	NONE EXCEPT ON DOUBLE FRONTAGE LOTS 6' WOODEN FENCE W/ MASONRY COLUMNS EVERY 50'		6' MASONRY WALL ADJ TO R-1 & R-2	6' DECORATIVE MASONRY SCREENING WALL ADJACENT TO R-1, R-2 OR R-3			NONE
MINIMUM MASONRY COVERAGE	75% (1ST STORY ONLY)			75%	75%	50%	75% (1ST STORY ONLY)
ACCESSORY BUILDINGS	PROHIBITED IN ALL REQUIRED SETBACKS						