

ZONING ORDINANCE AMENDMENT

ORDINANCE 092815(01)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF QUITMAN, TEXAS, AMENDING SECTION 6-3, ACCESSORY BUILDING REGULATIONS OF THE CITY OF QUITMAN CODE OF ORDINANCES; AMENDING ACCESSORY BUILDING HEIGHT AND AREA REGULATIONS.

WHEREAS, the Planning & Zoning Commission of the City of Quitman is recommending the City Council approve an amendment to Zoning Ordinance section 6-3 Accessory Building Regulations; and

WHEREAS, the amendments to Section 6-3 would read as follows (bold underline portion denotes changes):

A. HEIGHT

No accessory building shall exceed **twenty (20) feet** in height, nor shall it be greater in height than the main structure.

B. ACCESSORY STRUCTURE DEFINITIONS

The following definitions shall apply:

Accessory Building. Any building customarily incidental to the principal building, including among other things, a garage for parking of vehicles, storage shed, greenhouse, pool cabana or tool storage shed and similar such structures not used for any commercial purposes.

Portable Building. Any accessory building, which is smaller than one hundred and twenty square feet (120 sq. ft.) in size. Constructed to be moved on its structure without lifting and minimal damage to the building and anchored to prevent overturning.

Structure. The outside measurement of all roofed area and supporting structural elements of construction for any accessory building. Constructed of conventional commercial kits or conventional wood framed construction meeting the requirements of the City Building Code as adopted by the City of Quitman.

C. AREA REGULATIONS IN SINGLE FAMILY AND MULTI-FAMILY DISTRICTS

Size of Yards:

- 1. Front Yard: Attached front accessory building shall have a front yard not less than the main building or as specified in the particular district. Detached accessory buildings shall be located in the area defined as the rear yard.**
- 2. Side Yard: There shall be a side yard not less than five (5) feet from any side lot line, alley line, or easement line; except that adjacent to a side street, the side yard shall never be less than fifteen (15) feet.**
- 3. Rear Yard: There shall be a rear yard not less than five (5) feet from any lot line, alley line, or easement line. Carports, garages, or other accessory buildings, located within the rear portion of a lot as heretofore described shall not be located closer than fifteen (15) feet to the main building nor nearer than five (5) feet to any side lot line.**
- 4. Any garage constructed in a residential or apartment district shall be set back not less than twenty (20) feet from any street or alley line on which it faces.**

D. GASOLINE FACILITIES

Gasoline filling station pumps and pump islands may be located or project into a required yard provided they are not less than 15 feet distant from any street, highway or alley right-of-way line, and not less than 50 feet distant from any residential property line.

E. CONSTRUCTION DETAILS

The maximum height allowed is **twenty feet (20)**. Measured from the tallest portion of the building to the finished floor, providing the finished floor is not over eighteen inches above the average grade of the yard on which the building is located. All buildings over one-hundred and twenty (120) square feet must be on a permanent foundation, either pier and beam or slab. Additional height may be granted upon approval of a Special Exception.

F. PERMIT REQUIRED

Building permits are required for any buildings over one hundred and twenty (120) square feet on any lot. The maximum number of detached storage buildings on the lot is two.

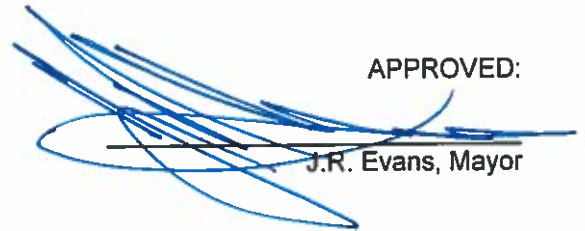
NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF QUITMAN, TEXAS, THAT:

1. All Ordinances or parts of Ordinances in conflict herewith are repealed to the extent of conflict only.
2. That if any section, provision, subsection, paragraph, sentence, clause, phrase or word in this Ordinance or application thereof to any person or circumstance is held invalid by any court of competent jurisdiction, such holdings shall not affect the validity of the remaining portions of this Ordinance, and the City Council of the City of Quitman, Texas, hereby declares it would have enacted such remaining portions, despite such invalidity.
3. This ordinance shall take effect immediately upon its passage and approval..

PASSED BY THE CITY COUNCIL OF THE CITY OF QUITMAN, TEXAS THIS 28th DAY OF SEPTEMBER, 2015.

IN WITNESS WHEREOF WE HAVE AFFIXED OUR SIGNATURES HERETO THIS 28TH DAY OF SEPTEMBER, 2015.

APPROVED:



J.R. Evans, Mayor

ATTEST:



Brian Andrews, City Secretary