

**CITY OF KRUGERVILLE, TEXAS  
ORDINANCE NUMBER 2017-0517-A**

**AN ORDINANCE OF THE CITY OF KRUGERVILLE, TEXAS, AMENDING THE CODE OF ORDINANCES, CITY OF KRUGERVILLE, TEXAS, CHAPTER 14, ZONING ORDINANCE, BY AMENDING AND REPEALING PARTS OF ARTICLE 4 – ZONING DISTRICTS, SECTIONS 4-2, 4-3, 4-3A, AND 4-4; AND ARTICLE 6 – SUPPLEMENTAL DISTRICT REGULATIONS, SECTION 6-8; PROVIDING FOR A PENALTY FOR ANY VIOLATION OF THIS ORDINANCE NOT TO EXCEED \$2,000; PROVIDING FOR SAVINGS, SEVERABILITY, AND REPEALING CLAUSES; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.**

**WHEREAS**, the City of Krugerville, Texas (“City”), is a Type A general-law municipality located in Denton County, created in accordance with the provisions of Chapter 6 of the Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

**WHEREAS**, the City of Krugerville, Texas (“City”) has initiated a request to repeal and amend sections of Chapter 14 of the Code of Ordinances, City of Krugerville, Texas, regarding zoning regulations (“Zoning Ordinance”); and

**WHEREAS**, the City Council of the City of Krugerville, Texas (“City Council”) has investigated and determined that it would be advantageous and beneficial to the City and its citizens to amend and revise Article 4, Sections 4-2, 4-3, 4-3A, and 4-4 by amending Zoning District Requirements; and Article 6, Section 6-8 by amending masonry construction requirements; and

**WHEREAS**, a public hearing was held by the Planning and Zoning Commission of the City on May 2, 2017, and a public hearing was held by the City Council on May 17, 2017, with respect to the proposed changes in the zoning regulations; and

**WHEREAS**, all requirements of law for publication and all procedural requirements have been complied with, in accordance with Chapter 211 of the Local Government Code.

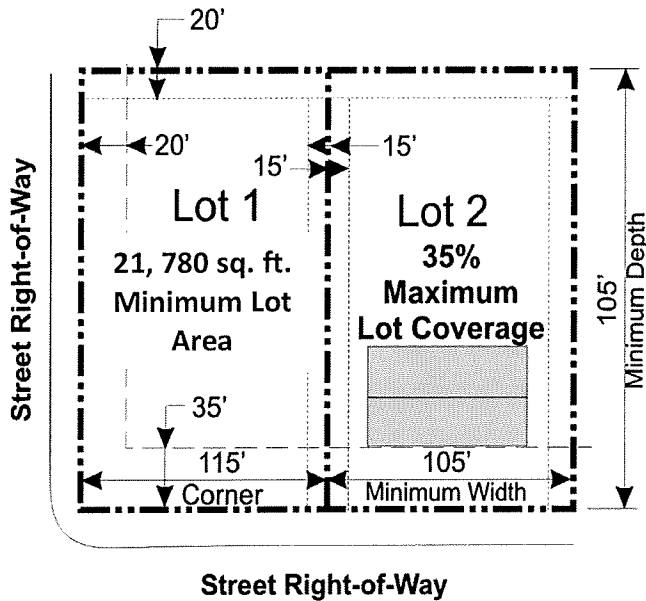
**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KRUGERVILLE, TEXAS:**

**Section 1.** The City Council finds that the recitals set forth above are true and correct, and said recitals are incorporated into this ordinance as if set forth in full.

**Section 2.** Chapter 14, Article 4, Section 4-2, SF-E – Single Family Residential – Estate District, Paragraph E, Subparagraph (1) is hereby repealed and replaced to read:

- |  |
|--|
| <p>E. Exterior Construction</p> <ul style="list-style-type: none"><li>(1) (a) 100% of the exterior of the first floor shall be 100% masonry construction;</li><li>(b) 80% of the exterior of the second floor shall be masonry construction, with the front façade consisting of 100% masonry;</li><li>(c) if a natural wood product is used on the front façade of the second story, then 90% of the front façade shall be comprised of masonry construction, exclusive of windows, doors, and dormers.</li></ul> |
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**Section 3.** Chapter 14, Article 4, Section 4-3, SF-1 – Single Family Residential District – 1, Paragraph C, the illustration and Chart are hereby amended to read:

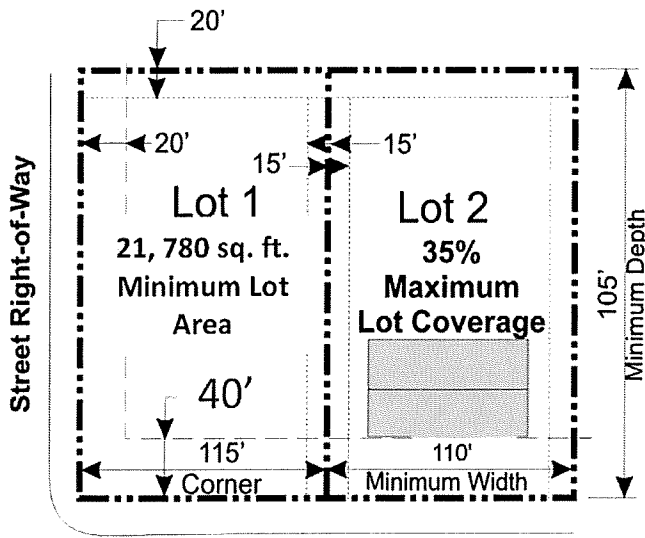


| SF-1 – Zoning District Area Requirements |  |  |
|--|--|--|
| Minimum Lot Area                         | <del>22,000</del> sf                     | 21,780 sf                                |
| Minimum Lot Width                        | 105 ft Interior Lot<br>115 ft Corner Lot | 105 ft Interior Lot<br>115 ft Corner Lot |
| Minimum Lot Depth                        | 105 ft                                   | 105 ft                                   |
| Minimum Street Yard                      | 35 ft Front Street<br>20 ft Side Street  | 35 ft Front Street<br>20 ft Side Street  |
| Minimum Side Yard                        | 15 ft Interior of Lot                    | 15 ft Interior of Lot                    |
| Minimum Rear Yard                        | 20 ft                                    | 20 ft                                    |
| Maximum Lot Coverage                     | 35%                                      | 35%                                      |
| Minimum Living Area                      | 2000 sf                                  | 2000 sf                                  |
| Maximum Building Height                  | 35 ft or 2-1/2 stories                   | 35 ft or 2-1/2 stories                   |

**Section 4.** Chapter 14, Article 4, Section 4-3, SF-1 – Single Family Residential District - 1, Paragraph E, Subparagraph (1) is hereby repealed and replaced to read:

- E. Exterior Construction
- (1) (a) 100% of the exterior of the first floor shall be 100% masonry construction;
  - (b) 80% of the exterior of the second floor shall be masonry construction, with the front façade consisting of 100% masonry;
  - (c) if a natural wood product is used on the front façade of the second story, then 90% of the front façade shall be comprised of masonry construction, exclusive of windows, doors, and dormers.

**Section 5.** Chapter 14, Article 4, Section 4-3A, SF-1A – Single Family “A” Residential District - Paragraph E, Subparagraph (1) is hereby amended to read:



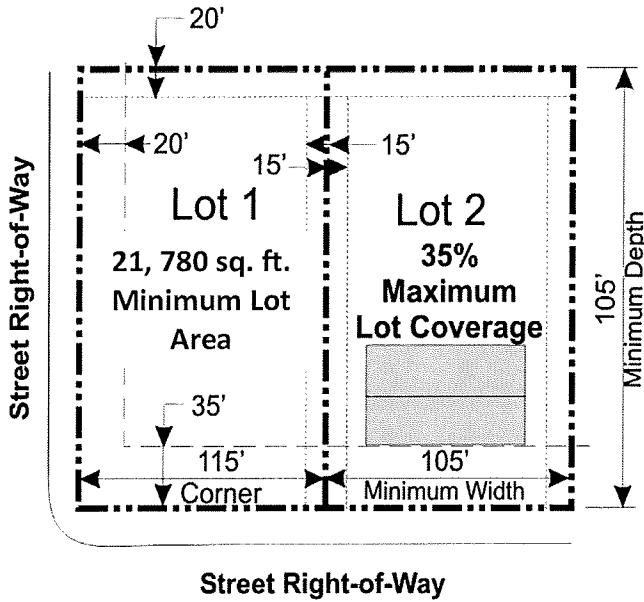
Street Right-of-Way

| SF-1A – Zoning District Area Requirements |  |  |
|---|--|--|
| Minimum Lot Area                          | 22,000 sf                                | 21,780 sf                                |
| Minimum Lot Width                         | 110 ft Interior Lot<br>115 ft Corner Lot | 110 ft Interior Lot<br>115 ft Corner Lot |
| Minimum Lot Depth                         | 105 ft                                   | 105 ft                                   |
| Minimum Street Yard                       | 40 ft Front Street<br>20 ft Side Street  | 40 ft Front Street<br>20 ft Side Street  |
| Minimum Side Yard                         | 15 ft Interior of Lot                    | 15 ft Interior of Lot                    |
| Minimum Rear Yard                         | 20 ft                                    | 20 ft                                    |
| Maximum Lot Coverage                      | 35%                                      | 35%                                      |
| Minimum Living Area                       | 2200 sf                                  | 2200 sf                                  |
| Maximum Building Height                   | 35 ft or 2-1/2 stories                   | 35 ft or 2-1/2 stories                   |

**Section 6.** Chapter 14, Article 4, Section 4-3A, SF-1A – Single Family “A” Residential District – 1A, Paragraph E, Subparagraph (1) is hereby repealed and replaced to read:

- E. Exterior Construction
- (1) (a) 100% of the exterior of the first floor shall be 100% masonry construction;
  - (b) 80% of the exterior of the second floor shall be masonry construction, with the front façade consisting of 100% masonry;
  - (c) if a natural wood product is used on the front façade of the second story, then 90% of the front façade shall be comprised of masonry construction, exclusive of windows, doors, and dormers.

**Section 7.** Chapter 14, Article 4, Section 4-4, SF-2 – Single Family Residential District – 2, Paragraph C, the illustration and Chart are hereby amended to read:



| SF-2 – Zoning District Area Requirements |   |  |
|--|---|--|
| Minimum Lot Area                         | 11,000 sf                               | 21,780 sf                                |
| Minimum Lot Width                        | 70 ft Interior Lot<br>80 ft Corner Lot  | 105 ft Interior Lot<br>115 ft Corner Lot |
| Minimum Lot Depth                        | 100 ft                                  | 105 ft                                   |
| Minimum Street Yard                      | 30 ft Front Street<br>20 ft Side Street | 35 ft Front Street<br>20 ft Side Street  |
| Minimum Side Yard                        | 15 ft Interior of Lot                   | 15 ft Interior of Lot                    |
| Minimum Rear Yard                        | 20 ft                                   | 20 ft                                    |
| Maximum Lot Coverage                     | 40%                                     | 35%                                      |
| Minimum Living Area                      | 1500 sf                                 | 2000 sf                                  |
| Maximum Building Height                  | 35 ft or 2-1/2 stories                  | 35 ft or 2-1/2 stories                   |

**Section 8.** Chapter 14, Article 6, Section 6-8, Masonry Exterior Requirements, Paragraph A, shall be amended and replaced as follows:

- A. RESIDENTIAL DISTRICTS**
1. All principal buildings and structures located in the SF2, TF, and MF zoning districts shall be constructed of exterior fire resistant material having at least eighty (80) percent of the total exterior walls to the top plate, excluding doors, windows, and porches, as masonry construction.
  2. Refer to Sections 4-2, 4-3, and 4-3A for specific masonry requirements for SF-E, SF-1, and SF-1A.
  3. Other materials, which are characteristic of recognized architectural styles such as Cape Cod, Victorian, Spanish, Prairie or Ranch, may be permitted upon approval by the City.

**Section 9. Penalty.** Any violation of any of the terms of this ordinance, whether denominated in this ordinance as unlawful or not, shall be deemed a misdemeanor. Any person convicted of any such violation shall be fined in an amount not to exceed Two Thousand Dollars (\$2,000.00) for each incidence of violation. Each violation is considered a separate offense and will be punished separately.

**Section 10. Savings, Severability and Repealing Clauses.** All ordinances of the City in conflict with the provisions of this ordinance are repealed to the extent of that conflict. If any provision of this ordinance shall be held to be invalid or unconstitutional, the remainder of such ordinance shall continue in full force and effect as if such invalid or unconstitutional provision had never been a part hereof. The City declares that it would have passed this ordinance, and each section, subsection, clause, or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, and phrases be declared unconstitutional or invalid.

**Section 11. Publication of the Caption Hereof and Effective Date.**

This ordinance shall be in full force and effective from and after its passage and upon the posting and/or publication, if required by law, of its caption and the City Secretary is hereby directed to implement such posting and/or publication.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF KRUGERVILLE, TEXAS, ON THIS 17<sup>th</sup> DAY OF MAY, 2017.**

**APPROVED:**



**JEFF PARRENT, MAYOR**

**ATTEST:**

  
**SANDY FRANTZ, CITY SECRETARY**