

ORDINANCE NO. 2020-11

AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE VILLAGE OF SALADO, TEXAS, AMENDING THE OFFICIAL ZONING ORDINANCE TO CREATE A SF-7A (SINGLE-FAMILY RESIDENTIAL) ZONING DISTRICT AND AMENDING THE USE REGULATIONS CHART; REPEALING ANY ORDINANCE IN CONFLICT THEREWITH, PROVIDING FOR A PENALTY; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Village is a Type A General Law municipality in the State of Texas; and

WHEREAS, pursuant to Texas Local Government Code Section 51.001, the Village has general authority to adopt an ordinance or police regulation that is for the good government, peace, or order of the Village and is necessary or proper for carrying out a power granted by law to the Village; and

WHEREAS, on September 18, 2003, the Board adopted Ordinance No. 2003.12 establishing the official Zoning Ordinance for the Village of Salado; and

WHEREAS, on April 15, 2004, the Board adopted Ordinance No. 2004.06 adopting the Comprehensive Plan establishing a need for single-family residential designations in the Zoning Ordinance; and

WHEREAS, the Board now finds it reasonable and necessary to add the additional zoning classification of SF-7A (Single-Family Residential); and

WHEREAS, the Planning and Zoning Commission, at a meeting on May 26, 2020, and the Board of Aldermen, at a meeting on June 4, 2020, held the required public hearings for the requested zoning district; and

WHEREAS, public notice of such public hearings was accomplished in accordance with State Law and Chapter 211 of the Texas Local Government Code and the Village's Zoning Ordinance through newspaper publication; and

WHEREAS, the regulations established by this Ordinance are in furtherance of the public interest, for the good government, peace, order, trade, and commerce of the Village and necessary and proper for carrying out the power granted by law to the Village; and

WHEREAS, the Board finds that the provisions of this Ordinance will serve to promote the public health, safety, morals, and general welfare; and

WHEREAS, parties in interest and citizens have had an opportunity to be heard regarding this Ordinance at a meeting of the Board, an agenda for which was posted at the Municipal Building more than seventy-two (72) hours prior to the respective hearings.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE VILLAGE OF SALADO, TEXAS:

The official zoning ordinance of the Village shall be amended to include the creation of a SF-7A (Single Family Residential) with the following text:

Section 3.20 – SF-7A (Single Family Residential)

- A. General Purpose and Description: The SF-7A single-family residential district is intended to provide for residential use in locations where topographic or other physical features constrain development. Lot area, yard and other requirements are designed to provide flexibility in siting residences to make the most efficient use of available site area and preserve the natural landscape character.
- B. Permitted Uses: Those uses listed for the SF-7A (Single Family Residential) in Section 4.1 (Use Charts) as “P” or “C” are authorized uses permitted by right or conditionally permitted uses, respectively. Conditional uses must be approved utilizing procedures set forth in Section 3.17.
- C. Height Restrictions.
1. Main Building(s): Maximum two-and-one-half (2½) stories, or forty feet (40') for the main building or house.
 2. Accessory Building(s): Maximum twenty-five feet (25') for other accessory buildings, including a detached garage or accessory dwelling units.
 3. Other: Refer to Section V, *Development Standards & Use Regulations* for other regulations.
- D. Area Requirements.
1. Size of Lots:
 - a. Minimum Lot Area – 6,000 square feet without a well and with centralized wastewater service; 21,780 square feet with on-site septic facilities; 43,560 square feet with a well.
 - b. Minimum Lot Width – Sixty feet (60')
 - c. Minimum Lot Depth - One hundred ten feet (100')
 2. Size of Yards:
 - a. Minimum Front Yard – Minimum twenty feet (20')
 - b. Minimum Side Yard - Minimum five feet (5'); fifteen feet (15') from the street right-of-way for a corner lot.

- c. Minimum Rear Yard – Minimum ten feet (10') for the main building. The minimum rear yard setback shall be twenty-five feet (25) when the property is adjacent to a residential property with an existing minimum twenty-five foot (25') rear yard setback.
3. Maximum Lot Coverage: Seventy percent (70%) by main buildings and accessory buildings.
4. Parking:
 - a. Single-Family Dwelling Unit - A minimum of two (2) covered parking spaces behind the front building line and on the same lot as the main structure.
 - b. Other - Refer to Section 5.1.
5. Minimum Floor Area per Dwelling Unit: One thousand (1,000) square feet.

E. Additional Regulations.

Uses in the SF-7A district shall also comply with the following regulations:

1. On-Site Dwellings: Recreational vehicles, manufactured homes, travel trailers or motor homes may not be used for on-site dwelling purposes.
2. Open Storage: Open storage is prohibited (except for materials for the resident's personal use or consumption such as firewood, garden materials, etc.).
3. Side-Entry Garages: Single-family homes with side-entry garages where lot frontage is only to one street (not a corner lot) shall have a minimum of twenty-five feet (25') from the door face of the garage or carport to the side property line for maneuvering.
4. Swimming Pools: Swimming pools shall be constructed and enclosed in accordance with the Village Building Code.
5. Non-Residential Uses: Site plan approval (see Section 2.6) shall be required for any non-residential use (such as a school, church, childcare center, private recreation facility, etc.) in the SF-7A District. Any non-residential land use that may be permitted in this district shall conform to the Retail District standards.
6. Temporary Facilities: There shall be no permanent use of temporary facilities or buildings.
7. Other Regulations: Refer to Section V, *Development Standards & Use Regulations*.

Further, that **Section 4.1 Use Regulation (Charts)** of the official zoning ordinance of the Village shall be amended to include the uses for the SF-7A (Single Family Residential) zoning district, as set forth in *Exhibit A* of this ordinance.

SECTION I.

The facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct, and are incorporated by reference herein and expressly made a part hereof, as if copied verbatim. The Board of Alderman hereby finds that this Ordinance implements the vision, goals, and policies of the Village of Salado's Comprehensive Plan and further finds that the enactment of this Ordinance is not inconsistent or in conflict with any other policies or provisions of the Comprehensive Plan and the Village's Zoning Ordinance

SECTION II.

If any provision of this Ordinance or application thereof to any person or circumstance shall be held invalid, such invalidity shall not affect the other provisions, or application thereof, of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are hereby declared to be severable.

SECTION III.

This Ordinance shall take effect immediately from and after its passage and publication as may be required by law.

SECTION IV.

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

SECTION V.

The Mayor is hereby authorized to sign this Ordinance and the Village Secretary to attest. This Ordinance shall become effective in accordance with the provisions of state law and the Code of Ordinances of the Village of Salado.

PASSED AND APPROVED this 4th day of June 2020, by a vote of Ayes 4 Nays 0 Abstain 0 of the Board of Aldermen of the Village of Salado, Texas.

VILLAGE OF SALADO, TEXAS

Skip Blancett
Skip Blancett, Mayor

ATTEST:

Cara McPartland
Cara McPartland, Village Secretary



EXHIBIT A

A. Permitted Uses:

Those uses listed below are authorized uses permitted by right for the SF-7A District.

AGRICULTURE

- (1) Greenhouse (Non-Retail/Hobby)

RESIDENTIAL

- (1) Accessory Building/Structure (Residential)
- (2) Caretaker's/Guard's Residence
- (3) Family Home (Adult Care in Place of Residence)
- (4) Garage Conversion
- (5) Home Occupation
- (6) Single-Family Dwelling
- (7) Single-Family Dwelling, Detached
- (8) Single-Family Industrialized Housing

RECREATION SERVICES

- (1) Swimming Pool (Private)
- (2) Earth Satellite Dish (Private, less than 3' in diameter)
- (3) Park and/or Playground (Public or Private)
- (4) Swimming Pool (Commercial)
- (5) Tennis Court (Private/Not Lighted)

INSTITUTIONAL/GOVERNMENTAL

- (1) Antenna
- (2) Church/Place of Worship

- (3) Fire Station
- (4) Franchised Private Utility (Not Listed)
- (5) Government Building (Municipal, State or Federal)
- (6) Library (Public)
- (7) Non-Profit Activities by Church
- (8) Post Office (Governmental)
- (9) Rectory/Parsonage
- (10) School, K through 12 (Private)
- (11) School, K through 12 (Public)
- (12) Utility Distribution/Transmission Lines
- (13) Water Supply Facility (Private)
- (14) Water Treatment Plant (Public)

B. Conditional Uses.

Those uses listed below are conditional uses for the SF-7A District. Conditional uses must be approved utilizing procedures set forth in Section 3.17.

- (1) Farms, General (Crops)
- (2) Farms, General (Livestock/Ranch)
- (3) Orchard/Crop Propagation
- (4) Accessory Dwelling
- (5) Private Street Subdivision
- (6) Tennis Court (Lighted)
- (7) Golf Courses, but not miniature courses or driving ranges (Private)
- (8) Country Club (Private)
- (9) Sale of beer for on-premise consumption, provided that such use is located on a public golf course
- (10) Cemetery and/or Mausoleum
- (11) Gas Transmission Line (Regulating Station)
- (12) Sewage Pumping Station
- (13) Wastewater Treatment Plant (Public)
- (14) Water Supply Facility (Elevated Water Storage)
- (15) Contractor's Temporary On-Site Construction Office
- (16) Reserved.