

**ORDINANCE NO. 2654**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TERRELL, TEXAS, AMENDING ORDINANCE NO. 2612, ZONING ORDINANCE OF THE CITY OF TERRELL, TEXAS, BY AMENDING VARIOUS SECTIONS TO ESTABLISH A MAXIMUM BUILDING HEIGHT OF 14 ½ FEET MEASURED TO THE HIGHEST POINT OF THE ROOF FOR ACCESSORY STRUCTURES IN ALL SINGLE-FAMILY RESIDENTIAL DISTRICTS AND PD DISTRICTS FOR SINGLE-FAMILY USES; AMENDING SECTION 15.3.A.2 EE-32 EXECUTIVE ESTATE 32; SECTION 16.3.A.2 SF-16 SINGLE FAMILY DISTRICT 16; SECTION 17.3.A.2. SF-10 SINGLE FAMILY DISTRICT 10; SECTION 18.3.A.2. SF-7.5 SINGLE FAMILY DISTRICT 7.5; SECTION 19.3.A.2 SF-6 SINGLE FAMILY DISTRICT 6; SECTION 20.3.A.2 TH-12 TOWNHOME 12 AND SECTION 23.3.G.2, MH MANUFACTURED HOME; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, on January 26, 2016, the Planning and Zoning Commission conducted a public hearing and approved the amendment of the Zoning Ordinance No. 2612 to establish a maximum building height of 14 ½ feet at the highest point of the roof for accessory structures in all Single-Family Residential Districts by amending Section 15.3.A.2, EE-32 Executive Estate 32; Section 16.3.A.2, SF-16 Single Family District 16; Section 17.3.A.2, SF-10 Single Family District 10; Section 18.3.A.2, SF-7.5 Single Family District 7.5; Section 19.3.A.2, SF-6 Single Family District 6; Section 20.3.A.2, TH-12 Townhome 12 and Section 23.3.g.2, MH Manufactured Home.

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

**ARTICLE I**

**THAT** the Zoning Ordinance No. 2612 shall be amended as follows:

**Section 15.3.A.2 EE-32 Executive Estate**

**Maximum Height:**

One story with a maximum height of 14 ½ feet, measured at the highest point of the roof, for accessory buildings, including, but not limited to a detached garage, garden shed, gazebo, etc.

### **Section 16.3.A.2 Single-Family Districts SF-16**

#### **Maximum Height:**

One story with a maximum height of 14 ½ feet, measured at the highest point of the roof, for accessory buildings, including, but not limited to a detached garage, garden shed, gazebo, etc.

### **Section 17.3.A.2 Single-Family Districts SF-10**

#### **Maximum Height:**

One story with a maximum height of 14 ½ feet, measured at the highest point of the roof, for accessory buildings, including, but not limited to a detached garage, garden shed, gazebo, etc.

### **Section 18.3.A.2 Single-Family Districts SF-7.5**

#### **Maximum Height:**

One story with a maximum height of 14 ½ feet, measured at the highest point of the roof, for accessory buildings, including, but not limited to a detached garage, garden shed, gazebo, etc.

### **Section 19.3.A.2 Single-Family Districts SF-6**

#### **Maximum Height:**

One story with a maximum height of 14 ½ feet, measured at the highest point of the roof, for accessory buildings, including, but not limited to a detached garage, garden shed, gazebo, etc.

### **Section 20.3.A.2 TH-12 Townhome**

#### **Maximum Height:**

One story with a maximum height of 14 ½ feet, measured at the highest point of the roof, for accessory buildings, including, but not limited to a detached garage, garden shed, gazebo, etc.

### **Section 23.3.G.2 MH Manufactured Home**

#### **Maximum Height:**

One story with a maximum height of 14 ½ feet, measured at the highest point of the roof, for accessory buildings, including, but not limited to a detached garage, garden shed, gazebo, etc.

## **ARTICLE II.**

All Ordinances or parts of Ordinances in conflict herewith are to the extent of such conflict hereby repealed.

## **ARTICLE III.**

It is hereby declared to be the intention of the City Council of the City of Terrell, Texas, that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable and, if any phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections.

## **ARTICLE IV.**

All other provisions of Ordinance No. 2612 not expressly modified by this Ordinance shall remain in full force and effect.

## **ARTICLE V.**

This Ordinance will take effect immediately from and after its passage and the publication of the caption, as the law in such cases provides.

**PASSED AND APPROVED** this the 2nd day of February, 2016.

**PASSED AND ADOPTED** this the 16th day of February, 2016.

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Hal Richards, Mayor

Attest:

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John Rounsavall, City Secretary

Approved as to form:

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Mary Gayle Ramsey, City Attorney