

## ORDINANCE NO. 215

**AN ORDINANCE OF THE TOWN OF ANNETTA AMENDING PORTIONS OF ORDINANCE NO. 192, AS AMENDED BY ORDINANCE 192A, BY RENUMBERING AND REFORMATTING THE ORDINANCE, ADDING A NEW R-AG "AGRICULTURAL RESIDENTIAL DISTRICT," A NEW R-E "RESIDENTIAL ESTATE RESIDENTIAL DISTRICT," A NEW R-20 "SINGLE FAMILY RESIDENTIAL DISTRICT," A NEW R-10 "SINGLE FAMILY RESIDENTIAL DISTRICT;" AMENDING ARTICLE 4 "PERMITTED USES" TO PROVIDE PERMITTED USE LISTINGS FOR THE NEW RESIDENTIAL DISTRICTS; AMENDING SECTION 8.2 "LOT AREA & BUILDING LOCATION" TO ALLOW THE COMBINING OF PLATTED LOTS; AMENDING SECTION 8.10.B "8.10.B ACCESSORY STRUCTURES IN RESIDENTIAL AND MULTI-FAMILY DISTRICTS" TO PROVIDE FOR ACCESSORY BUILDINGS IN FRONT OF MAIN BUILDINGS ON LOTS AT LEAST TWO ACRES IN SIZE AND AN ACCESSORY BUILDING ON ADJACENT LOTS; AMENDING SECTION 9.2 "GENERAL DEFINITIONS" BY AMENDING THE DEFINITION OF LOT WIDTH; AMENDING SECTION 9.3 "DEFINITIONS" BY AMENDING OR ADDING DEFINITIONS RELATED TO THE FOREGOING SECTIONS, AND AMENDING OR ADDING DEFINITIONS FOR "ACCESSORY FARMING AND LIVESTOCK," "AGRICULTURAL, FARMING AND FORESTRY ACTIVITIES," "ANIMAL PRODUCTION, RANCHING AND LIVESTOCK," "CREDIT ACCESS BUSINESS," "HOME OCCUPATION," "PLANNING AND ZONING COORDINATOR," "SHORT TERM RENTAL;" AMENDING AND ADDING FENCING STANDARDS IN THE RESIDENTIAL DISTRICTS AND AMENDING VARIOUS SECTIONS TO COMPLY WITH STATUTORY REQUIREMENTS FOR ZONING; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Town of Annetta, Texas is a Type A general law municipality located in Parker 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 Town has previously adopted Ordinance No. 192, as amended by Ordinance 192-A, regulating the location and use of buildings, structures, and land for business, industry, residence and other purposes, and now desires to amend said ordinance for the purpose of promoting the public health, safety, morals and general welfare, all in accordance with a comprehensive plan; and

**WHEREAS**, the Town Council wishes to amend Ordinance No. 192, as amended by Ordinance No. 192-A, for the purpose of adopting provisions as described in the caption of this ordinance; and

**WHEREAS**, a public hearing was held by the Planning and Zoning Commission on May 13, 2021 and Town Council on May 20, 2021 as required by law; and

**WHEREAS**, the Town Council has determined that the amendments as outlined herein are in the best interest of the health, safety, and general welfare of the citizens of the Town of Annetta and the public.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF ANNETTA TEXAS, THAT:**

**SECTION 1.**

The amendment to Ordinance No. 192, as amended by Ordinance No. 192-A, attached to this ordinance as Exhibit "A," which is incorporated into this ordinance for all intents and purposes, is hereby adopted as the zoning ordinance of the Town of Annetta.

**SECTION 2.**

This ordinance supersedes and repeals Ordinance No. 192, as amended by Ordinance No. 192-A.

**SECTION 3.**

This ordinance shall be cumulative of all provisions of ordinances of the Town of Annetta, Texas, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

**SECTION 4.**

It is hereby declared to be the intention of the Town Council that the phrases, clauses, sentences, paragraphs and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared invalid or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such invalidity or unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the Town Council without the incorporation in this ordinance of any such invalid or unconstitutional phrase, clause, sentence, paragraph or section.

**SECTION 5.**

All rights and remedies of the Town of Annetta are expressly saved as to any and all violations of the ordinances of the Town of Annetta, as amended, or any other ordinances affecting land use and zoning which have accrued at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this ordinance but may be prosecuted until final disposition by the courts.

**SECTION 6.**

Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this ordinance shall be fined not more than Two Thousand Dollars (\$2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

**SECTION 7.**

The Town Secretary of the Town of Annetta, Texas, is hereby directed to publish this ordinance in compliance with state law.

**SECTION 8.**

This ordinance shall be in full force and effect from and after its passage and publication as required by law, and it is so ordained.

**PASSED AND APPROVED** on this 20<sup>th</sup> day of May, 2021.



**TOWN OF ANNETTA**

A handwritten signature in blue ink, appearing to read "Sandy Roberts", written over a horizontal line.

Sandy Roberts, Mayor

ATTEST:

A handwritten signature in blue ink, appearing to read "Jamee Long", written over a horizontal line.

Jamee Long, Town Secretary