

ORDINANCE NUMBER 25-527

AN ORDINANCE OF THE CITY OF RICHWOOD, TEXAS, AMENDING SECTION 7, ADDITIONAL PROVISIONS OF APPENDIX A – ZONING ORDINANCE; REPEALING ALL ORDINANCES IN CONFLICT HERewith; AND PROVIDING A SAVINGS CLAUSE AND EFFECTIVE DATE.

WHEREAS, it is the wishes of Council to amend the additional provisions pertaining to accessory structures within all zoning districts.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RICHWOOD, BRAZORIA COUNTY, TEXAS:

Section 1: Section Seven (7) Additional Provisions of Appendix A – Zoning Ordinance is hereby amended to include:

Sec. 7. Additional provisions.

1. [Accessory buildings:] Accessory buildings, except as otherwise permitted in this ordinance, shall be subject to the following regulations:

[a.] Where an accessory building is structurally attached to a main building, it shall be subject to, and must conform to all regulations of this ordinance applicable to the main building.

[b.] No detached accessory building shall be located closer than ten feet to any main building.

[c.] An accessory building shall not be erected prior to the establishment or construction of the principal building.

[d.] Any accessory building ~~located in R-4 (or all zoning districts)~~ must comply with required setbacks, and, if larger than 200 square feet ~~10' X 12'~~ and on a permanent foundation, must have Form Survey completed prior to building.

2. C-1 commercial property screening: On the side and rear boundary of C-1 commercial use district which abuts on R-1, R-2 or R-3 residential use district, it shall be screened by a wall or solid screen planting of not less than six feet along the entire boundary.

3. R-3 multifamily screening: On the side and rear boundary of the R-3 multifamily use district which abuts on R-1 or R-2 residential use district, it shall be screened by a wall or solid screen planting of not less than six feet along the entire boundary.

4. B-1 business screening: On the side and rear boundary of the B-1 business use district which abuts on R-1 or R-2 residential use district, it shall be screened by a wall or solid screen planting of not less than six feet along the entire boundary.

5. Screening in general: Screening consisting of either masonry, or berms with adequate trees or shrubs, or chainlink fencing with adequate trees or shrubs shall be required when a business, commercial or industrial building backs up to either a major city street or a state highway and there are garbage receptacles, work vehicles and other common but unsightly operational or back-door materials visible. Such screening must be thick or dense enough

to hide the unsightly items up to a height of at least six feet. 6. Tents in business and commercial zones: The time period for which a business or other entity may erect or have a tent on their premises in business and commercial zones for the purpose of housing materials, providing cover from the elements, providing for and outside sale area, providing for entertainment, conventions or any other social, business or commercial purpose shall not exceed 30 days total for a calendar year.

Section 2: That if any provision of this ordinance or application thereof to any person or circumstance is held invalid by any court, such holding shall not affect the validity of the remaining portions of this ordinance, and the City Council of the City of Richwood, Texas, hereby declares that it would have enacted such remaining portions despite any such invalidity.

Section 3: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict only.

Section 4: This ordinance shall take effect immediately after adoption.

PASSED AND ADOPTED THIS _____ day of _____, 2022.

Steve Boykin, Mayor

ATTEST:

Kirsten Garcia, City Secretary