

ORDINANCE NUMBER 22-500

AN ORDINANCE OF THE CITY OF RICHWOOD, TEXAS, AMENDING APPENDIX B – ZONING ORDINANCE, SECTION FOUR (4) DISTRICTS, SUBSECTION FIVE (5), R-4, SINGLE FAMILY RURAL RESIDENTIAL ZONING DISTRICT OF THE CITY OF RICHWOOD CODE OF ORDINANCES; AND REPEALING ALL ORDINANCES IN CONFLICT HERewith; AND PROVIDING A SAVINGS CLAUSE.

WHEREAS, all prerequisites of the law have been complied to enable the City Council of the City of Richwood, Texas, to amend the Comprehensive Zoning Plan of said city as hereinafter set forth and all persons interested in such proposed amendments have been given a hearing before the before the Planning and Zoning Committee on the 22nd day of October, 2022, and by the City Council of the City of Richwood on the 22nd day of October, 2022, and the evidence having been offered in favor of zoning, the City Council does hereby declare that it is in the public interest to adopt the amendments as set forth below.

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

Section 1: That Appendix B – Zoning Ordinance, Section Four (4), Subsection Five (5). R-4, Single Family Rural Residential Zoning District of the City of Richwood Code of Ordinances is hereby amended to:

5. R-4, single-family rural residential zone. The purpose and description for single-family rural residence is to provide for the development of primarily very low-density detached, single-family residences on lots not less than one acre. The permitted uses are single family dwellings, and any conditional uses allowed by this ordinance. Garage apartments are not allowed in this district.

[a.] The maximum percentage of the lot used for building will be 35 percent of the lot.

[b.] The minimum floor area or living space in square feet will be 1,500 square feet.

[c.] The maximum building height will be 2½ stories or 35 feet.

[d.] The minimum lot size is as follows:

~~[1.] Front, 150 feet.~~

~~[2.] Depth, 200 feet.~~

[1.] Area, one acre or 43,560 square feet.

[e.] The minimum building setbacks are as follows:

[1.] Front, 50 feet.

[2.] Side, ten percent of the lot width, not to exceed 25 feet. Side, 7.5 feet for lots along Bastrop Bayou; and ten percent of the lot width, not to exceed 15 or 25 feet for all other lots.

[3.] Rear, 25 feet from the main building and any accessory building(s); ten feet from a main building to an accessory building.

[4.] Side street, 25 feet.

[f.] The permitted accessory uses are for private garages, storage sheds, barns. Detached servants' quarters without garage shall be permitted. No such accessory building or quarters shall be used or occupied as a place of abode or dwelling by anyone other than a bona fide servant or farm worker actually and regularly employed by the landowner or occupant of the main building or is a guest or family member. The structure shall in any case not be rented, leased or sold and shall not be separately metered. No structure is permitted for any business enterprise.

[g.] The accessory building requirements in an R-4 zone are as follows:

[1.] Maximum height, 25 feet.

[2.] Minimum setbacks are as follows:

[i.] Front, 60 feet.

[ii.] ~~Side, 25 feet.~~ Side, 7.5 feet for lots along Bastrop Bayou; and ten percent of the lot width, not to exceed 15 or 25 feet for all other lots.

[iii.] Back, 25 feet.

[h.] The map color code for R-4 single-family residence zone is purple.

[i.] Conditional uses: Home occupations, homes for the aged, nursery schools/day care, parks/playgrounds/playfield/stadium, schools.

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, 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: That this ordinance shall be in effect on November 14, 2022.

PASSED AND ADOPTED on this 14th day of November 2022.

Steve Boykin, Mayor

ATTEST:

Kirsten Garcia, City Secretary

APPROVED AS TO FORM:

Phillip Knop, City Attorney