

City of Sanger, TX  
Tuesday, March 4, 2025

## Exhibit 14A. Zoning Ordinance

### SECTION 23. "B-2" BUSINESS DISTRICT - 2

General Purpose and Description: The "B-2" Business district is intended to provide a zoning category similar to the "B-1" District, except that additional uses are permitted which are not generally carried on completely within a building or structure, and an expanded range of service and repair uses is permitted.

#### § 23.1. Use Regulations.

A building or premise shall be used only for the following purposes:

1. Any use permitted in the "B-1" Business District.
2. Building materials sales (no outside storage of lumber, materials or equipment).
3. Lithographic or print shop, retail only.
4. Newspaper or commercial printing.
5. Other uses as listed in Section 30 of this ordinance.

The following specific uses shall be permitted in a B-2 District, when granted in accordance with Section 31:

1. Uses as listed in Section 30 of this ordinance.

(Ordinance 02-04-10 adopted 2/1/10)

#### § 23.2. Height Regulations.

No building shall exceed one hundred (100) feet in height, except cooling towers, vent stacks or mechanical equipment rooms may project not more than twelve (12) feet beyond maximum building height.

(Ordinance 02-04-10 adopted 2/1/10)

#### § 23.3. Area Regulations.

1. Size of Yard
  - a. Front Yard: Minimum required setback shall be twenty (20) feet. Accessory uses must be set back a minimum of sixty (60) feet.
  - b. Side Yard: Adjacent to a street, twenty-five (25) feet; minimum required--ten (10) feet.

- c. Rear Yard: The minimum rear yard setback shall be twenty (20) feet for any building, or structure. When an alley is not required, a solid masonry or wood wall of a minimum height of six (6) feet shall be constructed adjacent to the rear property line to provide a barrier between the adjoining use.
  - d. Special Side or Rear Yard Requirement: When a nonresidentially zoned lot or tract abuts upon a zoning district boundary line dividing the lot or tract from a residentially zoned lot or tract, a minimum side yard of twenty (20) feet shall be provided for on the nonresidential property. A solid masonry or wood wall having a minimum height of six (6) feet above the average grade of the residential property shall be constructed adjacent to the common side (or rear) property line.
2. Size of Lot:
    - a. Minimum Lot Area: None
    - b. Minimum Lot Width: None
    - c. Minimum Lot Depth: None
  3. Lot Coverage: In no case shall more than fifty percent (50%) of the lot area be covered by buildings.

(Ordinance 02-04-10 adopted 2/1/10)

## § 23.4. Parking Requirements.

Off street parking requirements shall be provided in accordance with Section 32.

(Ordinance 02-04-10 adopted 2/1/10)