

*City of Sanger, TX
Monday, August 28, 2023*

Exhibit 14A. Zoning Ordinance

SECTION 9. "SF-1" - SINGLE FAMILY RESIDENTIAL DISTRICT - 1

General Purpose and Description - This district is intended to provide for larger lots with associated large single-family residential dwellings and associated structures. Such districts will usually be located in relatively remote areas, separated from heavy traffic and major thoroughfares. This district is also appropriate in areas of environmental sensitivity and/or uneven topography and as a buffer between areas expected to remain in agricultural use for an extended period of time and areas expected to experience residential development.

§ 9.1. Permitted Uses.

A. Uses permitted in the SF-1 District are outlined in the chart in Section 30.
(Ordinance 09-22-02 adopted 9/3/02)

§ 9.2. Area Regulations.

A. Size of Yards:

1. Minimum Front Yard - Thirty feet (30')
2. Minimum Side Yard - Fifteen feet (15'); Twenty-five feet (25') on corner adjacent to side street.
3. Minimum Rear Yard - Twenty-five feet (25')

B. Size of Lots:

1. Minimum Lot Area - Twenty two thousand (22,000) square feet
2. Minimum Lot Width - One hundred twenty-five feet (125')
3. Minimum Lot Depth - One hundred fifty feet (150')

C. Minimum Dwelling Size: Twenty-four hundred (2400) square feet

- D. ^[1]Maximum Lot Coverage: Twenty-five percent (25%) by the main building; Forty percent (40%) by the main building, accessory buildings, driveways and parking; and any other concrete work, flat work, etc.
^[1] *Editor's note—Ordinance 99-22-02 adopted 9/3/02 amended by council action 7/6/04.*
- E. Parking Regulations: Not less than two (2) off-street parking spaces shall be provided behind the front yard line. Off-street parking spaces and Loading Requirements shall be provided in Section 32.
- F. Other Regulations:
1. Accessory Buildings:
 - a. Minimum Front Yard - Sixty feet (60')
 - b. Minimum Side Yard - Ten feet (10')
 - c. Minimum Rear Yard - Ten feet (10')
- (Ordinance 09-22-02 adopted 9/3/02)