

City of Sanger, TX
Thursday, September 7, 2023

Exhibit 14A. Zoning Ordinance

SECTION 51. "SF-9" - SINGLE-FAMILY RESIDENTIAL DISTRICT - 9

General Purpose and Description - This district was previously the Old SF-2 Single-Family Residential District - 2. The Old SF-2 district was renamed in May 2010 to SF-9 to prevent confusion with the SF-2 district described in Section 10 of the Zoning Ordinance.

§ 51.1. Permitted Uses.

A. Uses permitted in the SF-2 through SF-10 districts are outlined in the chart in Section 30. (Ordinance 05-10-10 adopted 5/3/10)

§ 51.2. Area Regulations.

A. Size of Yards:

1. Minimum Front Yard - Twenty-five feet (25')[.]
2. Minimum Side Yard - eight feet (8'); Twenty feet (20') on corner adjacent to side street. No side yard for allowable nonresidential uses shall be less than twenty-five feet (25').
3. Minimum Rear Yard - Twenty-five feet (25')[.]

B. Size of Lots:

1. Minimum Lot Area - Twelve thousand (12,000) square feet[.]
2. Minimum Lot Width - Ninety feet (90')[.]
3. Minimum Lot Depth - One hundred twenty feet (120')[.]

C. Minimum Dwelling Size: One thousand five hundred (1,500) square feet[.]

D. Maximum Lot Coverage: Forty percent (40%) by the main building; Sixty percent (60%) by the main building, accessory buildings, driveways and parking; and any other concrete work, flat work, etc.

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')[.]

Minimum Rear Yard - Ten feet (10')[.]

c. Minimum Rear yard - ten feet (10').]

(Ordinance 05-10-10 adopted 5/3/10)