

City of Sanger, TX
Thursday, February 9, 2023

Exhibit 14A. Zoning Ordinance

SECTION 52. "SF-10" - SINGLE-FAMILY RESIDENTIAL DISTRICT - 10

General Purpose and Description - This district was previously the Old SF-3 Single-Family Residential District - 3. The Old SF-3 was renamed in May 2010 to SF-10 to prevent confusion with the SF-3 district described in Section 11 of the Zoning Ordinance.

§ 52.1. 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)

§ 52.2. 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 - Six thousand five hundred (6,500) square feet[.]
2. Minimum Lot Width - Sixty feet (60')[.]
3. Minimum Lot Depth - One hundred feet (100')[.]

C. Minimum Dwelling Size: One thousand two hundred (1,200) 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')[.]

c. Minimum Rear Yard - Ten feet (10')[.]
(Ordinance 05-10-10 adopted 5/3/10)