

ORDINANCE NO.150702
REGULATING BUILDINGS & ACCESSORY BUILDINGS
AMENDING ZONING ORDINANCE NO. 960711
AMENDMENT NO. 14
CITY OF CHINA GROVE, TEXAS

BE IT ORDAINED BY THE BOARD OF ALDERMAN (aka CITY COUNCIL) OF THE CITY OF CHINA GROVE, TEXAS:

That Ordinance No. 960711 having been enacted by the City Council of the City of China Grove on July 11, 1996, and later amended by Ordinance No. 960822, later amended by Ordinance No. 970703, later amended by Ordinance No. 990422 later amended by Ordinance No. 000106, later amended by Ordinance No.001207-1, later amended by Ordinance No. 011206, later amended by Ordinance No. 030403-1, later amended by Ordinance No. 030501, later amended by Ordinance No. 041007A, later amended by Ordinance No. 080306, later amended by Ordinance No. 080605, later amended by Ordinance No. 090108B, later amended by Ordinance No. 130103, the City Council in the best interest of the community, now amends such ordinance by amending Section 7, to read as follows:

Section 7: USE, HEIGHT, AREA AND CONSTRUCTION REGULATIONS.

A. CONSTRUCTION REGULATIONS:

1. Every accessory building over 400 square feet within all established subdivisions shall have 75% masonry.
2. Every accessory building over 400 square feet within all established subdivisions shall have an engineered slab foundation.
3. Every commercial and residential building (dwelling) shall have an engineered slab foundation.
4. That every accessory building over 400 square feet within all established subdivisions shall have 75% masonry, except that on a residential lot of more than two acres there may be constructed one "livestock barn" of an area in excess of 400 square feet which does not have 75% masonry.
5. Each residential lot within the City of China Grove shall in addition to the dwelling provided for in Section 7(A)(3) above shall be **allowed two metal accessory buildings** subject to the following conditions and regulations:
 - (1) Any such metal building shall be constructed of material and be of a color which is aesthetically appropriate to a residential lot; and
 - (2) Any such metal building shall be constructed of material and be of a color which is architecturally and aesthetically compatible with the residential structure on the lot; and,

(3) Any such metal building with more than 500 square feet shall be required to have an engineered slab foundation; and,

(4) Any such metal building shall be placed behind any exterior wall of the residential structure which is nearest to any street; and,

(5) No such metal building may be erected prior to the final completion of the residential structure on the lot.

6. *No more than three (3) accessory buildings of any size or material shall be allowed on any residential lot that is less than 1.5 acres.*
7. *Total square footage of all residential accessory buildings shall not exceed 1600 square feet of enclosed area on a residential lot that is less than 1.5 acres.*
8. *All fences shall be constructed using conventional fencing material.*
9. *All driveways, parking spaces and parking lot surfaces shall be concrete or asphalt.*

EFFECTIVE DATE. This ordinance shall be in full force and effect from and after passage and publication as required by law.

PASSED AND APPROVED by the **CITY COUNCIL OF CHINA GROVE, TEXAS** at a meeting open to the public this 2nd day of JULY, 2015 after public notice of the time, place and purpose of said meeting was given and posted as required by law.

Dennis Dunk

Dennis Dunk, Mayor

Attest:

Susan Conaway

Susan Conaway, City Secretary/ Administrator

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Susan Conaway