

AN ORDINANCE ESTABLISHING ZONING REGULATIONS IN THE CIYT OF TAYLOR LAKE VILLAGE, TEXAS; REGULATING AND RESTRICTING TH EUSE, SIZE, HEIGHT, AND DENSITY OF BUILDINGS AND OTHER STRUCTURES, THE PERCENTAGE OF LOTS THAT MAY BE OCCUPIED, THE SIZE OF YARDS AND OTHE ROPEN SPACES, THE DENSITY OF POPULATION, AND THE LOCATION AND USE OF BUILDINGS, STRUCTURES, AND LAND FOR TRADE, RESIDENCES, AND OTHER PURPOSES; DIVIDING THE CITY INTO DISTRICTS AND USE AREAS; ADOPTING A ZONING MAP SHOWING THE LOCATION AND BOUNDARIES OF THE VARIOUS DISTRICTS AND USE AREAS; PROVIDING FOR EXCEPTIONS; PROVIDING REGULATIONS FOR NON-CONFORMING USES; PROVIDING FOR THE ADMINISTRATION, ENFORCEMENT, INTERPRETATION, AND AMENDMENT TO THIS ORDINANCE; PROVIDING FOR A BOARD OF ADJUSTMENT AND PRESCRIBING ITS POWERS AND DUTIES; PROVIDING DEFINITIONS; PROVIDING A PENALTY OF AN AMOUNT NOT TO EXCEED \$1,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF; PROVIDING FOR SEVERABILITY; REPEALING ORDINANCE NO. 80-139, PASSED AND APPROVED MARCH 19, 1980, ORDINANCE NO. 80-167, PASSED AND APPROVED DECEMBER 17, 1980, ORDINANCE NO. 82=181, PASSED AND APPROVED JANUARY 20, 1982, ORDINANCE NO. 84-219, PASSED AND APPROVED SEPTEMBER 5, 1984, ORDINANCE NO. 85-246, PASSED AND APPROVED MARCH 4, 1987, ORDINANCE NO. 89-288M OASSED ABD AOODRIVED FEBRYART 15M 1989, ORDINANCE NO. 89-298, PASSED AND APPROVED SEPTEMBER 14, 1989, ORDINANCE NO. 90-305, PASSED AND APPROVED JUNE 6, 1990, ORDINANCE NO. 92-333, PASSED AND APPROVED DECEMBER 7, 1992, AND ALL OTHER ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH.

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BE IT ORDAINED BY THE CITY COUNCIL OF THE CIYT OF TAYLOR LAKE VILLAGE, TEXAS:

I. ENACTMENT AND DEFINITIONS

Section 1. Short Title. This Ordinance shall be known and may be cited as “The City of Taylor Lake Village Zoning Ordinance.”

Section 2. Purpose. The zoning regulations and districts herein established have been made in accordance with a comprehensive plan for the purpose of promoting the health, safety, and general welfare of the City of Taylor Lake Village, Texas, and its inhabitants. Such regulations and districts have been designated to lessen congestion on the streets; to secure safety from fire, panic and other dangers; to facilitate adequate provisions of transportation, particularly in times of natural disaster when timely evacuation is critical for the protection of life; to provide adequate light and air; to

prevent the overcrowding of land; to avoid undue concentration of population; and to facilitate adequate provisions of water, sewage, schools; parks, and other public requirements. They have been made with reasonable consideration of the character of the districts and their suitability for particular uses, and with a view of conserving the value of buildings and encouraging the more appropriate use of land throughout the City of Taylor Lake Village.

Section 3. Definitions. For the purposes of this Ordinance, certain words and terms are hereby defined. Words used in the present tense shall include the future tense; the singular number shall include the plural number and the plural number shall include the singular number. The word “building” shall include the meaning of the word “structure”; the work “lot” shall include the meaning of the word “plot”; and the term “used for” shall include the meaning of the terms “designed for” or “intended for.” The word “shall” is mandatory, not directive. Such words and terms are as follows:

- (1) Accessory Building or Use: A subordinate building or use customarily incident to and located on the same lot occupied by the main building or use.
- (2) Automobile Shelter: A garage or carport.
- (3) Boathouse: Any accessory building for the storage, support, enclosure, shelter, or protection of boats owned by the occupant of the premises, and not kept for remuneration, hire, or sale, and not suitable for human habitation.
- (4) Building: Any structure designed or built for the support, enclosure, shelter, or protection of persons, animals, chattels, or property of any kind.
- (5) Building Area: The maximum portion of a lot over which a main building and permitted accessory buildings may be constructed.
- (6) Building, Height Of: The vertical distance from the average center line grade of the front street to the highest point of the coping of a flat roof or to the deck line of a mansard roof, or to the mean height level between eaves and ridge for gable, hip and gambrel roofs
- (7) Building Line: A line parallel or approximately parallel to the street line and beyond which buildings may not be erected.

- (8) Carport: A sheltered space with three sides screening its contents from view and suitable for parking one (1) or more vehicles.
- (9) Dwelling: Any building or portion thereof which is designed for or used for residential purposes.
- (10) Dwelling, Single Family: A detached main building designed for and occupied exclusively by only one (1) family, but shall not include any form of temporary home, or temporary or permanent mobile home, trailer, or other vehicle, whether on wheels or not.
- (11) Family: One (1) or more persons related by blood, adoption, or marriage, living together as a single housekeeping unit, exclusive of household servants. A number of persons not exceeding two (2), living together as a single housekeeping unit though not related by blood, adoption, or marriage, shall be deemed to constitute a family.
- (12) Frontage, Block: All the property on one side of a street between two (2) intersection streets (crossing or terminating) measured along the line of the street, or if the street is dead ended, then all of the property abutting on one side between an intersecting street and the dead end of the street.
- (13) Garage: An automobile shelter incidental to a residential use with an operable door plus three sides for parking one (1) or more motor vehicles.
- (14) Glare: Emitted light which exceeds sixty (60) foot candles.
- (15) Lot: A parcel of land occupied or intended for occupancy by use permitted in this Ordinance, including one (1) main building together with its accessory buildings, the open spaces and parking spaces required by this Ordinance, and having its principle frontage upon a public street or upon an officially approved private street.
- (16) Lot, Depth Of: The mean horizontal distance between the front and rear lot lines.
- (17) Lot, Waterfront: A lot which is contiguous to tidal waters.
- (18) Nonconforming, Use, Building, or Yard: A use, building, or yard existing legally at the time of the passage of this Ordinance

which, by reason of design or use, does not conform with the regulations of the district in which it is situated.

- (19) Parking Space, Off-Street: An area of not less than one hundred eighty (180) square feet measuring approximately nine feet by twenty feet (9' x 20') not on a public street or way, surfaced with an all weather surface. A public street shall not be classified as off-street parking in computing the parking requirements for any use, nor shall head-in parking adjacent to a public street if dependent upon such street for maneuvering space.
- (20) Screening Device: A barrier of stone, brick columns with wood shadowbox, or block, or other permanent material of equal character, density and design, at least eight feet (8') in height above the finished grade, but not including any wood other than cedar or redwood.
- (21) Servants' Quarters: An accessory building or portion of the main building located on the same lot as the main building and used as living quarters for servants employed on the premises and not rented or otherwise used as a separate domicile.
- (22) Sign: Any structure, part thereof, or device or inscription which is located upon, attached to, or painted or represented on any land, or on the outside of any building or structure, or on an awning, canopy marquee or similar appendage, or permanently affixed to the glass on the outside of a window or door, as to be seen from the outside of the building, or structure, and which displays or includes any numeral, letter, work, model, banner, emblem, insignia, symbol, device, monogram, heraldry, trademark, light or other representation used as, or in the nature of an announcement, advertisement, attention arrester, direction, warning, or designation of any person, firm, group, organization, corporation, association, place, commodity, product, service, business, profession, enterprise, industry, activity, or any combination thereof. Where the word "sign" is used herein without further modification, the same shall be understood to embrace all regulated signs and replicas.
- (23) Story: That portion of a building, included between the surface of one floor and the surface of the floor next above or, if there be no floor above it, then the space between the floor and the ceiling next above.

- (24) Story, Half: A partial story under a gable, hip or gambrel roof, the wall places of which on at least two (2) opposite exterior walls are not more than four feet (4') above the floor of such story.
- (25) Street, Arterial: A public thoroughfare which affords the principle means of access to abutting property, the right-of-way of which is at least one hundred feet (100') or greater in width.
- (26) Street: A public or private thoroughfare which affords the principle means of access to abutting property, the right-of-way of which is sixty feet (60') or wider in width.
- (27) Street Line: The right-of-way line of a street.
- (28) Structure: Anything constructed or erected which requires permanent location on the ground or is attached to something having a permanent location on the ground including, but not limited to, signs, billboards, and poster panels.
- (29) Structural Alterations: Any change in the supporting members of a structure, such as bearing walls, columns, beams, or girders.
- (30) Tidal Waters: Shall include all waters bordering on or within the city boundaries subject to fluctuations in depth from storm, peak-lunar or normal tidal action and shall include, but not be limited to, all brackish and salt waters of streams, ponds, creeks, estuaries, bays, sounds, inlets and the ocean, and may include certain fresh waters.
- (31) Waterfront Line: The waterline of tidal waters at mean high tide in normal tidal action.
- (32) Yard: An open space at grade between a building and the adjoining lot lines, unoccupied and unobstructed by any portion of a structure from the ground upward, except as otherwise permitted herein. IN measuring a yard for the purpose of determining the width of a side yard, the depth of a front yard, or the depth of a rear yard, the minimum horizontal distance between the lot line and the main building or any accessory building shall be used.
- (33) Yard, Front: A yard extending across the front of a lot between the side lot lines and being the minimum horizontal distance between the street line and the main building or any projection thereof other than the projections of the usual uncovered steps, unenclosed balconies, or unenclosed porches. On all lots the rear yard shall be in the rear of the front yard.

- (34) Yard, Rear: A yard extending across the rear of a lot between the side lot lines and being the minimum horizontal distance between the rear lot line and the main building or any projection thereof other than the usual uncovered balconies or uncovered patios.
- (35) Yard, Side: A yard between the main building and the adjacent side line of the lot and extending from the required front yard to the required rear yard, and being the minimum horizontal distance between an adjacent side lot line and the side of the main building or any projections thereof.
- (36) Yard, Waterfront: A yard extending across that portion of a lot that abuts the waterfront line, between the log lines that are perpendicular to such waterfront line, and being the minimum horizontal distance between the waterfront line and the main building or any projection thereof other than usual uncovered balconies or uncovered patios.
- (37) Corner Lot: A lot situated at the intersection or the abutment of two (2) or more streets.

Section 4. Establishment of Districts and Boundaries. For the purposes of this Ordinance, the City of Taylor Lake Village is hereby divided into three (3) districts, as follows:

District R-1: Single Family Residential District

District R-2: Single Family Residential District, Waterfront

District C-1: General Business District

The location and the boundaries of the districts described above are shown on the map that is attached hereto and made a part of this Ordinance, which map is designated as the "Zoning District Map." Said map and all notations, references, and other information shown thereon and all amendments thereto are made a part of this Ordinance as if fully set forth and described here in. Said map shall be identified and verified on its face in the following manner: It shall bear the title "zoning District Map – Taylor Lake Village, Texas"; it shall bear even date with the date of passage with this Ordinance and shall reflect the name of the Mayor of the City and shall be attested by the signature of the City Secretary. The original of such map shall be kept and maintained in the office of the City Secretary of the Municipal Offices of the City of Taylor Lake Village.

Section 5. Rules for the Interpretation of District Boundaries. Where uncertainty exists as to the boundaries of districts as shown on the Official Zoning Map, the following rules shall apply:

- A. Boundaries indicated as approximately following the center line of streets, highways, or alleys shall be construed to follow such center lines.
- B. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.
- C. Boundaries indicated as approximately following city limits shall be construed as following such city limits.
- D. Boundaries indicated as approximately following the shore lines of streams, rivers, canals, lakes, or other bodies of water shall be construed to follow such shore lines.
- E. Boundaries indicated as parallel to or extensions of features indicated in subsections A through D of this Section shall be thus construed. Distances not specifically shown on the Official Zoning Map shall be determined by the scale of the map.
- F. Where physical or cultural features existing on the ground are at variance with those shown on the Official Zoning Map, or in other circumstances not covered by Subsections A through D of this Section, the Board of Adjustment shall interpret the district boundaries.
- G. Whenever any street or alley is vacated by official action of the City Council, the district adjoining each side of said street or alley shall be automatically extended to the property thus abated and all areas include din the vacation shall then and henceforth be subject to all regulations of the extended district or districts.

Section 6. Compliance with the Regulations. Except as hereinafter specifically provided:

- A. No land shall be used except for a purpose permitted in the district in which it is located.
- B. No building shall be erected, converted, enlarged, reconstructed, moved, or structurally altered, nor shall any building be used, except for a use permitted in the district in which such building is located.

- C. No building shall be erected, converted, enlarged, reconstructed, or structurally altered to exceed the height limit herein established for the district in which such building is located.
- D. No building shall be erected, converted, enlarged, reconstructed, or structurally altered except in conformity with the area regulations of the district in which such building is located.
- E. No building shall be erected or structurally altered to the extent specifically provided for herein except in conformity with the off-street parking and loading regulations of the district in which such building is located.
- F. The minimum yards, parking spaced, and open spaces, including lot area per family, required by this Ordinance for each and every building existing at the time of passage of this Ordinance or for any building hereafter erected, shall not be encroached upon or considered as part of the yard or parking space or open space required for any other building, nor shall any lot area be reduced below the requirements of this Ordinance of the district in which such lot is located.
- G. Every building hereafter erected or structurally altered shall be located on a lot as herein defined and, except as hereinafter provided, there shall not be more than one main building on one log.

PART II. DISTRICT REGULATIONS

Section 7, District R-1. Single Family Residential District.

A. Use Regulations. The building or premises shall be used only for the following purposes:

1. Single family dwellings.
2. Churches or other places of worship.
3. Parks, playgrounds, community buildings, and other public recreational facilities owned or operated by the City of Taylor Lake Village or by another public body.
4. Public buildings, including municipal buildings, libraries, museums, police and fire stations.
5. Public schools.

6. Temporary buildings of uses incidental to construction work on the premises, which buildings shall be removed upon the completion or abandonment of construction work.
7. Real estate offices during the development of residential subdivisions, but not to exceed two (2) years.
8. Civic Association – Nonprofit recreational uses incidental to and an amenity of a single family residential development.
9. Accessory buildings and uses customarily incident to the above uses and located on the same lot therewith and not involving the conduct of a retail business; provided, however, that any such accessory building shall be of the same design and construction as the applicable primary structure.
 - (a) A billboard, signboard, or advertising sign shall not be permitted as an accessory use, except as follows:
 - (1) An unilluminated “For Sale” or “For Rent” sign not more than six (6) square feet in area and advertising the property on which the same is erected; provided, however, the same shall be at least ten feet (10’) from the nearest street line.
 - (2) An unilluminated “Open” sign not more than six (6) square feet in area and relating to the property on which the same is erected, provided such sign is at least ten feet (10’) from the nearest street line and the building to which such sign pertains is actually open for inspection to the public during the time the “Open” sign is displayed.
 - (3) An unilluminated sign advertising contractors or architects performing work on the property on which the sign is erected; provided however, such sign shall not be more than six (6) square feet in area, shall be at least ten feet (10’) from the nearest street line, and shall be removed immediately upon completion of the building.
 - (4) Unilluminated signs showing names, activities, and services provided at religious institutions; provided, however, such signs shall not exceed six (6) square feet in area unless located on the property to which they relate, and shall not be located within public rights-of-

way. Signs denoting or advertising religious institutions located on the property to which they relate shall comply with Subsection F of Section 10 below.

- (b) To qualify as accessory structures or uses, unlighted outdoor tennis courts must be set back at least twenty-five (25') from the nearest lot line; lighted outdoor tennis courts must be set back at least fifty feet (50') from the nearest lot line; provided, however, no tennis court shall be permitted in any front yard.
- (c) To qualify as accessory structures or uses, swimming pools must be set back at least ten feet (10') from the nearest lot line; provided, however, no swimming pool shall be permitted in any front yard.

B. Height Regulations. No building shall contain more than two (2) stories above the flood plain elevation according to the Federal Insurance Rate Map in effect at the time construction of such building commences.

No accessory building or structure shall exceed seventy-five percent (75%) of the height of the main building on the lot upon which accessory building or structure is located.

C. Area Regulations.

1. Size of Yard.

- (A) Front Yard: There shall be a front yard having a depth of not less than twenty-five feet (25'). Where lots have double frontage running through from one street to another, the required front yard shall be provided on both streets.
- (B) Side Yard: There shall be two (2) side yards on each lot, neither of which said side yard shall be less than ten feet (10') in width; provided, however, a side yard adjacent to a side street shall have a width of not less than twenty-five feet (25'). Provided, further, where a garage opening faces a side street, the building line for such garage shall be a minimum of thirty feet (30') from the side lot line adjacent to the side street. Notwithstanding the foregoing, any main building or accessory structure in existence on the effective date of this Ordinance may be enlarged within a required side yard so long as such enlargement is not constructed any closer to the side lot line than the existing main building or accessory structure being enlarged.

(C) Rear Yard: There shall be a rear yard having a depth of not less than fifteen feet (15').

(D) Yard Abutting Arterial Street: Any yard abutting an arterial street shall have a depth, if a front or rear yard, or width, if a side yard, of at least twenty-five feet (25').

2. Size of Lot.

(a) Lot Area: No lot shall be created which contains less than twelve thousand (12,000) square feet. Provided, however, no corner lot shall be created which contains less than fourteen thousand (14,000) square feet. No building shall be constructed or erected on any lot having less square footage than provided herein.

(b) Lot Width: No lot shall be created having a width of less than ninety feet (90') at the front street building line nor shall its average width be less than ninety feet (90'). Provided, however, no corner lot shall be created having a width of less than one hundred feet (100') at the front street building line nor shall the average width of such corner lot be less than one hundred feet (100').

(c) Lot Depth: No lot shall be created having an average depth of less than one hundred fifty feet (150').

(d) Exceptions: Where a lot having less area, width, or depth than herein required existed in separate ownership prior to the effective date hereof or prior to the effective date of any applicable amendment hereto, the above regulations relating to the size of lot shall not prohibit the construction or erection of a single family dwelling thereon. Provided further, a lot created through the subdivision of fee strips, as provided in Section 3.25 of Ordinance No. 84-226, as amended, may have less area, width, or depth than herein required when any such lot abuts an existing lot which, either standing alone or when combined with such new lot, would meet the area, width, or depth required herein.

3. Size of Building:

(a) Building Area. The building area, exclusive of outdoor swimming pools and outdoor tennis courts, shall not exceed twenty-five percent (25%) of lot area.

Section 8. District R-2. Single Family Residential District, Waterfront.

A. Use regulations. The building or premises shall be used only for the following purposes:

1. Single family dwelling;
2. Churches or other places of worship;
3. Parks, playgrounds, community buildings, and other public recreational facilities owned or operated by the City of Taylor Lake Village or by another public body;
4. Public buildings, including municipal buildings, libraries, museums, police and fire stations;
5. Public schools;
6. Temporary buildings for uses incidental to construction work on the premises, which buildings shall be removed upon completion or abandonment of construction work;
7. Real estate office during the development of residential subdivisions, but not to exceed two (2) years;
8. Civic Association – Nonprofit recreational uses incidental to and an amenity of a single family residential development;
9. Accessory buildings and uses customarily incidental to the above uses and located on the same lot therewith and not involving the conduct of a retail business; provided, however, that any accessory building shall be of the same design and construction as the applicable primary structure;

(a) A billboard, signboard, or advertising sign shall not be permitted as an accessory use, except as follows:

- (1) An unilluminated “For Sale” or “For Rent” sign not more than six (6) square feet in area and advertising the property on which the same is erected; provided, however, the same shall be at least ten feet (10’) from the nearest street line.

- (2) An unilluminated “Open” sign not more than six (6) square feet in area and relating to the property on which the same is erected, provided such sign is at least ten feet (10’) from the nearest street line and the building to which such sign pertains is actually open for inspection to the public during the time the “Open” sign is displayed.
 - (3) An unilluminated sign advertising contractors or architects performing work on the property on which the sign is erected; provided, however, such sign shall not be more than six (6) square feet in area, shall be at least ten feet (10’) from the nearest street line, and shall be removed immediately upon completion of the building.
 - (4) Unilluminated signs showing names, activities, and services provided however, such signs shall not exceed six (6) square feet in area unless located on the property to which they relate, and shall not be located within public rights-of-way. Signs denoting or advertising religious institutions located on the property to which they relate shall comply with Subsection F of Section 10 below.
- (b) To qualify as accessory structures or uses, unlighted outdoor tennis courts must be set back at least twenty-five feet (25’) from nearest lot line; lighted outdoor tennis courts must be set back at least fifty feet (50’) from the nearest lot line; provided, however, no tennis court shall be permitted in any front yard.
 - (c) To qualify as accessory structures or uses, swimming pools must be set back at least ten feet (10’) from the nearest lot line; provided, however, no swimming pool shall be permitted in any front yard.
 - (d) To qualify as an accessory structure or use, a boathouse shall:
 - (1) Not be subject to waterfront set back requirements; and

- (2) Shall not be required to be of the same construction, but shall be architecturally compatible with the primary structure.

B. Height Regulations: No building constructed or designed for single family residential use shall contain more than two and one-half (2-1/2) stories above the flood plain elevation as established by the Federal Insurance Rate Map in effect at the time construction of such building commences. Provided however, a bottom story which contains no habitable floor area, as defined in the City's Flood Damage Prevention Ordinance, shall not be considered as a story for the purposes of this Subsection. No flat roofs or mansard roof lines shall be permitted where there is more than one story above any such non-habitable bottom story.

No main building constructed or designed for uses other than single family residential shall exceed thirty-five feet (35') in height.

No accessory building or structure shall exceed seventy-five percent (75%) of the height of the main building on the lot upon which such accessory building or structure is located.

C. Area Regulations.

1. Size of Yard.

- (a) Front Yard: There shall be a front yard having a depth of not less than twenty-five feet (25'). Where lots have double frontage running through from one street to another, the required front yard shall be provided on both streets.
- (b) Side Yard: There shall two (2) side yards on each lot, neither or which said side yard shall be less than ten feet (10') in width; provided, however, a side yard adjacent to a side street shall have a width of not less than twenty-five feet (25'), and a side yard adjacent to the waterfront shall have a width of not less than fifty feet (50'). Provided further, where a garage opening faces a side street, the building line for such garage shall be a minimum of thirty feet (30') from the side lot line adjacent to the side street. Notwithstanding the foregoing, any main building or accessory structure in existence on the effective date of this Ordinance may be enlarged within a required side yard so long as such enlargement is not constructed any closer to the side lot line than the existing main building or accessory structure being enlarged.
- (c) Rear Yard: There shall be a rear yard having a depth of not less than fifteen feet (15').
- (d) Yard Abutting Arterial Street: Any yard abutting an arterial street shall have a depth, if a front or rear yard, or width, if a side yard of at least twenty-five feet (25').

(e) Waterfront Yard: Any waterfront yard shall have a depth of not less than fifty feet (50').

2. Size of Lot.

(a) Lot Area: No lot shall be created which contains less than fifteen thousand (15,000) square feet. No building shall be constructed or erected on any lot having less square footage than provided herein.

(b) Lot Width. No lot shall be created having a width of less than ninety feet (90') at the front street building line nor shall its average width be less than ninety feet (90'). Provided, however, no corner lot shall be created having a width of less than one hundred feet (100') at the front street building line nor shall the average width of such corner lot be less than one hundred feet (100').

(c) Lot Depth: No lot shall be created having an average depth of less than one hundred fifty feet (150').

(d) Exceptions: Where a lot having less area, width, or depth than herein required existed in separate ownership prior to the effective date hereof or prior to the effective date of any applicable amendment hereto, the above regulations relating to the size of lot shall not prohibit the construction or erection of a single family dwelling thereon.

3. Size of Building.

(a) Building Area. The building area, exclusive of outdoor swimming pools and outdoor tennis courts, shall not exceed twenty-seven percent (27%) of the lot area.

4. Fencing: Other than along subdivision boundaries, solid fences, solid walls and hedges are not permitted within fifty feet (50') of a waterfront.

Hurricane, chain-link, and other similar wire type fencing is prohibited.

Section 9. District C-1. General Business District

A. Use Regulations. The building or premises shall be used only for the following purposes:

1. All uses permitted in Districts R-1 and R-2.

2. Bakeries, retail only.
3. Banks
4. Forest shops.
5. Gasoline service stations, provided that the activities permitted do not include major automobile repairs, the storage or dismantling of old or wrecked motor vehicles, the sale of used automobile parts, the sale of new or used vehicles, or the sale of alcoholic beverages.
6. Offices and office buildings.
7. Personal service uses such as barber shops, beauty parlors, dry cleaning, and pressing, provided the actual process of dry cleaning is not conducted on the premises, tailoring, repair of household appliances and bicycles, shoe repairing, and other personal service uses of a similar character.
8. Retail stores.
9. Sales of new and used boats, provided that outdoor display of boats may be conducted only if screening devices are erected so as to eliminate any view of any such display from adjacent residential district.
10. Boat and boat motor repair services, provided that same is conducted indoors or behind screening devices so as to prohibit view of same from any adjacent property or public street.
11. Light industrial uses related solely to the design, development, assembly or service of equipment or goods, provided, however, no light industrial uses shall create any more offensive noise, vibration, dust, soot, smoke, odor, glare, or other objectionable influences than the minimum amount normally resulting from the permitted uses set forth in paragraphs 1 thru 9 of this Subsection; provided, further, no light industrial use shall be permitted without the issuance of a Specific Use Permit as provided in Section 14 hereof.
12. Restaurants, provided same are conducted indoors with no provision for window service or "take-out" business, and also, provided that same do not create any more offensive noise, vibration, dust, soot, smoke, odor, glare, or other objectionable influences than the minimum amount normally resulting from the permitted uses set for in paragraphs 1 thru 9 of this Subsection.

13. Other uses as determined by the Zoning Official as equivalent to the uses otherwise permitted in paragraphs 1 thru 9 of this Subsection and which are not likely to create any more offensive noise, vibration, dust, soot, smoke, odor, glare, or other objectionable influences than the minimum amount normally resulting from such uses permitted under paragraphs 1 thru 9 of this Subsection. For the purposes hereof, sexually-oriented businesses, such as massage parlors or studios, modeling studios, agencies, parlors, escort services, adult bookstores, adult news stores, adult video stores, video arcades, game rooms and other similar establishments are not uses equivalent to the uses otherwise permitted in paragraphs 1 thru 9 of this Subsection.
14. Accessory buildings and uses customarily incident to any of the above uses, provided that such shall not be objectionable because of noise, vibration, dust, soot, smoke, odor, glare, or similar nuisance.

B. Height Regulations. Building height shall not exceed thirty-five feet (35'); provided, however, such limitation shall not apply to aerial antennas attached to the tops of buildings and church steeples.

C. Area Regulations.

1. Size of Yard.

- (a) Residential. Same as District R-1 when no water frontage exists; same as R-2 if water frontage exists.
- (b) Other Use. Buildings shall be a minimum of sixty feet (60') from any street line and shall be a minimum of thirty feet (30') from any property line or any waterfront line.

2. Size of Lot.

- (a) Lot Area. No building shall be constructed on any lot having less than twenty thousand (20,000) square feet.
- (b) Lot Width. The width of the lot shall be not less than one hundred feet (100') at the front street building line, nor shall its average width be less than seventy-five feet (75').
- (c) Lot Depth. The average depth of the lot shall be not less than one hundred twenty feet (120').

3. Size of Building. The building area, inclusive or parking area, shall not exceed ninety percent (90%) of the lot area.

D. Off-Street Parking Requirements. One (1) off-street parking space for each three hundred (300) square feet of floor area.

E. Screening Device Requirements. A screening device, as defined in Section 3 of this Ordinance, shall be erected before any use other than uses permitted in the Residential District are made of the property in C-1 when such property abuts residentially zoned property. Insofar as is practical, such screening device shall be erected along the entire length of the common line between such commercial or business property and the abutting residentially zoned property.

1. Erection and Maintenance of Screening Devices. It shall be the responsibility of the user of the commercial or business property to erect the required screening device, and the same shall be a condition precedent to the issuance of a Certificate of Occupancy for the premises on which such screening device is located.
2. All screening devices required by this Ordinance shall be perpetually maintained by the user of the property on which such screening device is located.

F. External Building and Structure Materials Limitations. Building and/or structures with externally visible sheet metal, tin, aluminum, and similar thin metallic materials are specifically prohibited.

Section 10. Supplementary District Regulations.

A. Visibility at Intersections in Residential Districts. On a corner lot in any residential district, vegetation shall not be planted or allowed to grow in such a manner to materially impede vision between a height of two and one-half feet (2-1/2') and ten (10') above the center line grades of the intersecting streets in the area bounded by the street lines on such corner lots and a line joining points along said street lines fifteen feet (15') from the point of the intersection.

B. Fences, Walls, and Hedges. Notwithstanding any other provisions of this Ordinance, fences, walls, and hedges are permitted in or along the edge of any required yard other than a front yard, a side yard contiguous to a side street line, or, if a solid fence, wall, or hedge, within fifty feet (50') of a waterfront.

C. Accessory Buildings. Except as specifically permitted by this Ordinance, no accessory building shall be erected in any required yard, and no separate accessory building shall be erected within five feet (5') of any other building.

D. Structures to Have Access. Every building hereafter erected shall be on a lot adjacent to a public street, or an approved private street, and all structures shall be so located on lots as to provide safe and convenient access for servicing, fire protection, and required off-street parking.

1. Fronting Arterial Street. Every building hereafter erected which fronts an arterial street shall have a circular driveway providing separate points for ingress and egress or a turnaround to allow entrance and exit in a forward direction to and from such arterial street.

E. Lighting. It shall be unlawful for any person to erect or maintain any artificial light source which creates glare upon a public street, sidewalk, or adjacent residential property, provided however, this provision shall not apply to street lights installed pursuant to the subdivision regulations of the City.

F. Signs. It shall be unlawful for any person to erect, relocate, or structurally alter any sign within the City except in conformity with the regulations herein.

1. Definitions. For the purposes of this Subsection, the following definitions shall apply:
 - (a) Freestanding or Ground Sign. Any sign supported by one (1) or more columns, poles, uprights, or braces anchored in or on the ground in a permanent nature, and not attached to any building.
 - (b) Portable Sign. Any moveable sign not permanently secured or attached to a structure, support or anchor.
 - (c) Wall Sign. All flat signs, either of solid face construction or individual letters or symbols, which are placed against the exterior wall of any building, parallel to the wall upon which it is attached, and having the advertisement on one face only.
 - (d) Roof Sign. Any sign attached to or mounted upon a building and which extends above any portion of a roofline.
2. Prohibited Signs. Signs of the following nature are prohibited unless specifically authorized by this Ordinance.
 - (a) Signs located on or within ten feet (10') of public property including, but not limited to, public buildings, streets, arterial streets bridges, sidewalks, easements, or public rights-of-way within the City;
 - (b) Portable signs;
 - (c) Any sign which directs attention to a business, commodity, or service sold or offered elsewhere than on the premises where such sign appears;

- (d) Freestanding or ground signs which exceed four feet (4') in height above the pavement or finished grade;
 - (e) Wall signs which extend above the roofline of the building upon which it is erected.
 - (f) Roof signs.
 - (g) Waterfront, shoreline, in-water, or water signs.
3. Structural Requirements. All signs and sign structures shall comply with the pertinent requirements of the building and electrical codes of the City.
 4. Fire Hazards. It shall be unlawful for any person to erect, structurally alter, or relocate any sign in such a manner as to obstruct, or in all probability cause to obstruct, ingress or egress, fire fighting, or escape from a building.
 5. Traffic Hazards. It shall be unlawful for any person to erect, structurally alter, or relocate any sign in such a manner as to constitute a hazard to pedestrian or vehicular traffic.
 6. Exceptions and Exemptions. The provisions and regulations of this Subsection shall not apply to certain classes of signs which are designated in the following subparagraphs; provided however, such signs shall be subject to the provisions of paragraphs 4 and 5 of this Subsections.
 - (a) Real estate signs not exceeding six (6) square feet in area per sign face pertaining to the sale or rental of the property on which they are displayed, but not more than one such sign for each street frontage, and not located within ten feet (10') of any property line or street right-of-way line.
 - (b) Traffic or other municipal signs, legal notices, or danger signs placed or required to be placed by federal, state or local governments.
 - (c) Signs of public service, pipeline, and utility companies as may be required by their operations in providing services for the health and welfare or regulation of the federal or state governments, or any agency thereof.
 - (d) Temporary display posters, whether cardboard, silk screen, or otherwise, without independent structural support, used in

connection with political campaigns and civic non-commercial health, safety and welfare campaigns, provided such posters shall be removed within five (5) days following the conclusion of such campaign, and provided such posters are not displayed within public roadway rights-of-way.

- (e) Flags, emblems, insignia, and noncommercial signs of patriotic, charitable, religious, or civic character, provided such signs are not erected within ten feet (10') of any street right-of-way line.

G. Antennae and other Devices. It shall be unlawful for any person to erect an outdoor or external antenna, aerial, satellite dish, or other similar device where visible from a public street or adjacent property.

H. Ancillary Items. Campers, recreational vehicles, mobile homes, trailers, boats, and antique and/or other inoperable vehicles shall not be situated or stored less than fifty feet (50') from a front property line and shall not be visible from a public street, lake or waterway, or adjacent property.

G. Nonconforming Uses.

1. Nonconforming Use of Land. The nonconforming use of land where no building is involved existing on the effective date of this Ordinance may be continued for a period of not more than one(1) year therefrom, provided that no such nonconforming use of land shall in any way be expanded or extended either on the same or on adjoining property, and that if such nonconforming use of land or any portion thereof is discontinued or changed, any future use of such land shall be in conformity with the regulations of the district in which it is situated.
2. Nonconforming Use of Buildings. Nonconforming use of a building existing upon the effective date of this Ordinance may be continued, subject to the following exceptions:
 - (a) If such nonconforming building is voluntarily removed, the future use of such premises shall be in conformity with the provisions of this Ordinance.
 - (b) If a nonconforming use of any building or premise is discontinued for a period of one (1) year, the use of the same shall thereafter conform to the provisions of the district in which it is situated.

- (c) If a nonconforming use is changed to a conforming use, it may not thereafter be changed back to a nonconforming use.
- (d) If by amendment to this Ordinance property is hereafter transferred to a more restricted district by a change in the district boundaries, or if the regulations and restrictions applicable to a district in which property is located is amended so as to be more restrictive, the provisions of this Ordinance relating to the nonconforming use of buildings or premises existing up the effective date of this Ordinance shall apply to buildings or premises occupied or used upon the effective date of such amendment.
- (e) Nonconforming uses shall not be extended or rebuilt in case of obsolescence or total destruction by fire or other cause, In the event of partial destruction by fire or other causes in excess of fifty percent (50%) of value of the nonconforming use, it shall not be restored, rebuild, or repaired unless it is made to conform to the regulations of the district in which it is situated.¹

PART III. ADMINISTRATIVE PROVISIONS

Section 11. Official Zoning Map. The official Zoning Map of the City of Taylor Lake Village shall be kept in the office of the City Secretary and one (1) copy shall be maintained in the office of the Building Official.

It shall be the duty of the City Engineer to keep the Official Map current and the copies thereof, herein provided for, by entering on such maps any changes which the City Council may from time to time order by amendments to the Zoning Ordinance and map.

The City Secretary, upon the adoption of this Ordinance, shall affix a certificate identifying the map in her office as the Zoning District Map of the City of Taylor Lake Village. She shall likewise officially identify the copies directed to be kept by the Zoning Commission and in the office of the Building Official.

Section 12. Enforcement and Application.

A. Administrative Official. The provisions of this Ordinance shall be administered and enforced by the Building Official of the City of Taylor Lake Village.

¹ Ordinance No. 04-496 amended this paragraph. It is important that we obtain the full text of this ordinance as the paragraph explicitly says in the event of a major issue with a home, it must fully comply!

The Building Official or his duly authorized representative shall have the right to enter upon any premises at any reasonable time for the purpose of making inspections of buildings or premises necessary to carry out his duties in the enforcement of this Ordinance.

Whenever any construction work is being done contrary to the provisions of this Ordinance, the Building Official may order the work stopped by notice in writing served on the owner or contractor doing or causing such work to be done, and any such person shall forthwith stop such work until authorized by the Building Official to proceed with the work.

B. Building Permits Required. No building or other structure shall be erected, moved, added to or structurally altered without a permit therefore issued by the administrative official. No building permit shall be issued by the administrative official except in conformity with the provisions of this Ordinance unless he receives a written order from the Board of Adjustment in the form of a administrative review, or variance as provided by this Ordinance.

C. Application for Building Permit. All applications for building permits shall be accompanied by accurate plot plans, submitted in duplicate, drawn to scale, showing:

1. The actual shape and dimensions of the lot to be built upon;
2. The exact sizes and location on the lot of the buildings and accessory buildings then existing;
3. The lines within which the proposed building and structure shall be erected or altered;
4. The existing and intended use of each building or part of building; and
5. Such other information with regard to the lot and neighboring lots as may be necessary to determine and provide for the enforcement of this Ordinance.

One (1) copy of such plot plans shall be returned to the owner when such plans have been approved. An inspection period of as much as two (2) weeks shall be allowed for inspection of plans before a permit shall be issued. All dimensions shown on these plans relating to the location and size of the lot to be built upon shall be based on an actual survey by a Registered Public Surveyor or Civil Engineer (Registered in the State of Texas) and the lot shall be staked out on the ground before construction is started.

D. Existing Permits and Private agreements. This Ordinance is not intended to abrogate or annul:

1. Any permits issued before the effective date of this Ordinance; or
2. Any easement, covenant or any other private agreement which imposes more stringent regulations or requirements than this Ordinance.

E. Preserving Rights in Pending Litigation and Violations Under Existing Ordinances. By the passage of this Ordinance, no presently illegal use shall be deemed to have been legalized unless specifically such use falls within a use district where the actual use is a conforming use. Otherwise, such uses shall remain nonconforming uses where recognized, or an illegal use, as the case may be. It is further the intent and declared purpose of this Ordinance that no offense committed, and no liability, penalty or forfeiture, either civil or criminal, shall be discharged or affected by the adoption of this Ordinance; but prosecutions and suits for such offenses, liabilities, penalties, or forfeitures may be instituted or causes presently pending be proceeded with in all respects as if such prior Ordinance had not been repealed.

F. Completion of Authorized Buildings. Nothing in these regulations nor in any amendments hereto which change district boundaries shall require any change in the plans, construction or designated use of a building which shall be completed in its entirety within two (2) years from the date of the passage of this Ordinance, provided such building was authorized by the building permit before the passage of this Ordinance, an further provided construction shall have been started within ninety (90) days of the passage of this Ordinance.

Commitments with reference to construction of public utility buildings necessary for proposed expansion of the City made prior to the passage of this Ordinance shall be observed.

Section 13. Certificates of Occupancy.

A. Required For. Certificates of occupancy shall be required for any of the following:

1. Occupancy and use of a building hereafter erected or structurally altered;
2. Change in use of an existing building to a use of a different classification;
3. Occupancy and use of vacant land;

4. Change in the use of land to a use of a different classification; or
5. Any change in the use of a conforming use.

No such occupancy, use or change or use, shall take place until a Certificate of Occupancy therefore shall have been issued by the Building Official.

B. Procedure for New or Altered Buildings. Written application for a Certificate of Occupancy for a new building or for an existing building which is to be altered shall be made at the same time as the application for the Building Permit for such building. Said Certificate shall be issued within three (3) days after a written request for the same has been made to said Building Official or his agent after the erection or alteration of such building or part thereof has been completed in conformity with the provisions of this Ordinance.

C. Procedure for Vacant Land or a Change in Use. Written application for a Certificate of Occupancy for the use of vacant land, or for a change in the use of land or a building, or for a change in a nonconforming use, as herein provided, shall be made to said Building Official. If the proposed use is in conformity with the provisions of this Ordinance, the Certificate of Occupancy therefore shall be issued within three (3) days after the application for same has been made.

D. Contents. Every Certificate of Occupancy shall state that the building or the proposed use of a building or land complies with all provisions of law. A record of all Certificates of Occupancy shall be kept on file in the office of the Building Official or his agent and copies shall be furnished on request to any person having proprietary or tenancy interests in the building or land affected.

E. Certificates for Nonconforming Uses. A Certificate of Occupancy shall be required for all lawful nonconforming uses of land or buildings created by adoption of this Ordinance. Application for such Certificate of Occupancy for a nonconforming use shall be filed with the Building Official by the owner or lessee or the building or land occupied by such nonconforming use within one (1) year of the effective date of this Ordinance. It shall be the duty of the Building Official to issue a Certificate of Occupancy for a lawful nonconforming use, but failure to apply for such Certificate of Occupancy for a nonconforming use, or refusal of the nonconforming use, shall be evidence that said nonconforming use was either illegal or did not lawfully exist at the effective date of this Ordinance.

Section 14. Specific Use Permits.

A. The purpose of the regulations described in this Section is to allow within the City the proper integration of uses which may be suitable only in specific location in a zoning district.

B. In addition to the Certificate of Occupancy called for in this Section a Specific Use Permit shall be required before the following specific uses can be permitted in any district:

1. Concession stands within a park, playground, or playing field.
2. Electric substation.
3. Gas compressor or regulator station.
4. Golf course, but not including commercial golf games or amusement.
5. Pipeline easements.
6. Private and denominational elementary and high schools, colleges and universities.
7. Telephone exchange, but not including garage shop or services.
8. Water wells, water and sewage treatment and storage facilities, and appurtenances related thereto.
9. Equestrian academy.
10. Light manufacturing in District C-1 only.

C. A district regulations of the Zoning Ordinance that permits the permanent establishment of a Specific Use within a zoning district in which such Specific Use may be established.

D. Certificate of Occupancy for such uses that are hereafter created, changed, converted or enlarged, either wholly or in part, until a Specific Use Permit has been obtained in accordance with the Amendment procedures set forth in Section 16 hereof.

E. Application for a Specific Use Permit shall be made by the property owner or certified agent thereof to the Zoning Commission on forms prescribed for this purpose by the City Council. Such application shall be accompanied by a plan as set for in Section 12-C hereof. Specific Use permits, revocable, conditional or valid for a term or period may be issued for any of the uses or purpose for which such permits are required or permitted by the terms of this Ordinance. Granting a Specific Use Permit does not exempt the applicant from complying with the requirements of the Building Code or other ordinances.

F. The fee to cover administrative and processing costs of a Specific Use Permit application shall be as established by the City Council.

G. In considering any application for a Specific Use Permit, the Zoning Commission shall give due regard to the nature and condition of all adjacent uses and structures. The Zoning Commission may recommend disapproval of an application for a Specific Use Permit and, in recommending approval of a Specific Use Permit the Zoning Commission may recommend such requirements and conditions with respect to location, construction, maintenance and operation, in addition to the regulations of the district in which the particular use is located, as they may deem necessary for the protection of adjacent properties and public interest.

H. The Zoning Commission shall make a favorable recommendation in behalf of the application to the City Council, provided the Zoning commission finds:

1. That the proposed structure or use conforms to the requirements and intent of this Ordinance and the comprehensive plan of the City; and
2. That such use will not, under the circumstances of the particular case, constitute a nuisance or be detrimental to the public welfare of the community.

I. Every Specific Use Permit granted by the City Council shall be considered as an amendment to the Zoning Ordinance as applicable to such property. In granting such permit the City Council may impose conditions which shall be complied with by the grantee before a Certificate of Occupancy may be issued by the Administrative Official for the use of the buildings on such property pursuant to said Specific Use Permit; and such conditions shall not be construed as conditions precedent to the granting of the Specific Use Permit, but shall be construed as conditions precedent to the granting of the Certificate of Occupancy.

J. Following the passage of a Specific Use Permit Ordinance by the City Council, the Administrative Official shall issue a Certificate of Occupancy, as provided in Section 13 hereof, and shall insure that development is undertaken and completed in accordance with said permits.

Section 15. Board of Adjustment.

A. There is hereby created a Board of Adjustments, consisting of five members, each to be appointed by the Mayor and City Council, for a term of two (2) years and removable for cause by the appointing authority, In addition, there shall likewise be appointed two (2) alternate members of the Board of Adjustment who shall serve in the absence of one (1) or more regular members when requested to do so by the Mayor. The two (2) alternate members shall serve for the same period as the regular members, their vacancies shall be filled in the same manner and they shall be subject to remove in the same manner as the regular members. The Board of Adjustment shall have

the power granted by and controlled by the provisions of Section 211.009, Texas Local Government Code.

B. The Board is hereby vested with power and authority in appropriate cases and subject to appropriate conditions and safeguards to make such exceptions to the terms of this Ordinance in harmony with its general purpose and intent and in accordance with general or special rules herein contained for the purpose of rendering full justice and equity to the general public.

C. Appeals to the Board of Adjustment can be taken by any person aggrieved or by any officer or department of the municipality affected by any decision of the administrative official. Such appeal shall be taken within fifteen (15) days time after the decision has been rendered by the administrative official by filing with said official and with the Board of Adjustment, a notice of appeal specifying the ground thereof. The official shall forthwith transmit to the Board all the papers constituting a record upon which the action appealed from was taken, The Board of Adjustment shall fix a reasonable time for the hearing of an appeal, give public notice thereof, as well as give notice to the parties in interest, and decide same within a reasonable time.

D. The Board of Adjustment shall have the following powers:

1. To hear and decide appeals where it is alleged there is an error in any order, requirement, decision, or determination made by the administrative official in the enforcement of this Ordinance.
2. To hear and decide special exceptions to the terms of the Ordinance upon which the Board is required to pass under this Ordinance.
3. To authorize upon appeal in special case, such variances from the terms of the Ordinance as will not be contrary to the public interest, where owing to special conditions, the literal enforcement of the provisions of the Ordinance will result in unnecessary hardship, and so that the spirit of this Ordinance shall be observed and substantial justice done; provided, however, in no event shall the Board of Adjustment grant a variance to allow a use not permissible under the terms of this Ordinance in the district involved, or any use, expressly or implied, prohibited by the terms of this Ordinance in said district.
4. In exercising its powers the board may, in conformity with the provisions of Section 211.009, Texas Local Government Code, revise or reform, wholly or partly, or may modify the order, requirement, decision, or determination appealed from and make such order requirement, decision or determination as ought to be made and shall have all the powers of the official from whom the appeal is taken,

Section 16. Authority. The City Council may from time to time amend, supplement or change by Ordinance the boundaries of the districts or the regulations herein established.

A. Submission to Zoning Commission. Before taking action on any proposed amendment, supplement, or change the City Council shall submit the proposed revision to the Zoning commission for its recommendation and report. The Zoning Commission shall make its final report within sixty (60) days.

B. Public Hearing – Zoning commission. The Zoning Commission shall make a preliminary report and hold a public hearing before submitting its final report. Written notice of all public hearing before the Zoning Commission on proposed changes in the classification shall be sent to each owner, as indicated by the most recently approved City tax roll of real property lying within two hundred feet (200') of the property on which the change in classification is proposed, such notice to be given not less than ten (10) days before the date set for hearing. Such notice may be served by depositing the same, properly addressed and postage paid, in the United States mail. Where property lying within two hundred feet (200') of the property proposed to be changed is located in territory which was annexed to the City and is not included on the most recent City tax roll, notice to such owners shall be given by publication in the manner provided in Subsection C. of this Section.

C. Public Hearing – City Council. After receipt of the final report from the Zoning Commission, a public hearing shall be held by the City Council before adopting any proposed amendment, supplement, or change.

Notice of such hearing shall be given by publication one (1) time in a paper of general circulation in the City, stating the time and place of such hearing, which time shall not be less than fifteen (15) days nor more than thirty (30) days from the date of publication.

However, the City Council may, after giving published notice required herein, hold such public hearing jointly with the Zoning Commission, but the City Council shall not take action until it has received the final report from the Zoning Commission.

D. Vote Required in Event of Protest. In the event of a written protest against such proposed amendment, supplement or change, signed by the owners of twenty percent (20%) or more either of the area of the lots or land included in such proposed change or of the lots or land immediately adjoining the same and extending two hundred feet (200') therefrom, such amendment shall not become effective except by the favorable vote of three-fourths (3/4ths) of all members of the City Council.

E. Appeals from Decisions of Zoning Commission. Any person aggrieved by a decision of the Zoning commission may appeal such decision to the City Council by filing with the City Secretary a verified petition addressed to the City Council setting

forth the reasons such person believes such decision to be unjust, in whole or in part, and specifying the alleged grounds or injustice. Such petition shall be filed with the City Secretary within ten (10) days after the final decision and not thereafter for notification and calling of a public hearing to consider and act on the appeal.

Section 17. Violation and Penalties. Any person who shall violate any provision of this Ordinance, or who shall fail to comply herewith, or with any requirement hereof, or who shall erect or alter any building, or who shall commence to erect or alter any building in violation of any detailed statement or plan submitted or approved hereunder, shall for each and every violation or noncompliance be deemed guilty of a misdemeanor and shall be fined not more than one thousand dollars (\$1,000.00), and each day such violation shall be permitted to exist shall constitute a separate offense. The owner of the building or premise or part thereof where anything in violation of this Ordinance shall be placed or shall exist, and any architect, builder, contractor, agent, or corporation employed in connection therewith who may have assisted in the commission of any such violation shall be guilty of a separate offense and, upon conviction, shall be subject to the penalties herein provided.

Section 18. Repealing Clause. Ordinance No. 80-139, passed and approved on March 19, 1980, Ordinance No. 80-167, passed and approved on December 17, 1980, Ordinance No. 82-181, passed and approved on January 20, 1982, Ordinance No. 84-219, passed and approved on September 5, 1984, Ordinance No. 85-246, passed and approved on October 2, 1985, Ordinance No. 87-261, passed and approved on March 4, 1987, Ordinance No. 89-288, passed and approved on February 15, 1989, Ordinance No. 89-298, passed and approved on September 14, 1989, Ordinance No. 90-305, passed and approved on June 6, 1990, and Ordinance No. 92-333, passed and approved on December 7, 1992, are hereby repealed. All other ordinances or parts of ordinances inconsistent or in conflict herewith are, to the extent of such inconsistency or conflict, hereby repealed.

Section 19. Severability. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by any court of competent jurisdiction, it shall not affect, impair, nor invalidate this Ordinance as a whole or any part or provision hereof other than the part so declared to be invalid or unconstitutional; and the City Council of the City of Taylor Lake Village, Texas, declares that it would have passed each and every part other same notwithstanding the omission of any such part so declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 20. Interpretation, Purpose and Conflict. In interpreting and applying the provisions of this Ordinance, they shall be held to be the minimum requirements for the promotion of the public safety, health, convenience, comfort, prosperity or general welfare. It is not intended by this Ordinance to interfere with or abrogate or annul any easements, covenants or other agreements between parties; provided, however, that

where this Ordinance imposes a greater restriction upon the use of buildings or premises or upon height of buildings or requires larger open spaces than are imposed or required by other ordinances, rules, regulations or by easements, covenants or agreements, the provisions of this Ordinance shall govern.

PASSED, APPROVED, AND ADOPTED this 3rd day of November, 1993.

S/James E. Cumming
Mayor

ATTEST:

S/Alice Riley
City Secretary