

ORDINANCE NO. #5

A ZONING ORDINANCE OF THE CITY OF ANGUS, TEXAS;
PROVIDING FOR ZONING REGULATIONS IN ACCORDANCE
WITH A PLAN, WHICH, TOGETHER WITH THE OFFICIAL
MAP OF THE CITY OF ANGUS, WILL CONSTITUTE THE
ZONING ORDINANCE OF THE CITY OF ANGUS; PROVIDING
A PENALTY NOT EXCEEDING ONEHUNDRED DOLLARS

WHEREAS, the City Council finds that the following ordinance represents the best judgment of the City Council and will promote the public health, safety, and welfare of the people.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ANGUS, TEXAS:

ARTICLE I.

Section 1. This ordinance shall be known as the Zoning Ordinance of the City of Angus.

Section 2. Purpose;

The zoning regulations for the ordinance are made for the purpose of promoting health, safety, and general welfare of the community. This ordinance is also designed to prevent the overcrowding of land as well as to avoid undue concentration of population.

Section 3. General Provisions:

Except as hereinafter provided, no house or building shall be constructed, re-constructed, erected, converted, enlarged, or structurally altered, nor any house of building or land used which does not comply with all the regulations established by this ordinance in the district in which such building or land is located.

The City Council of the City of Angus shall act as the Zoning Board for the purpose of granting special permits, changes in zoning classification, or other exceptions.

ARTICLE II.

Section 1. The City of Angus is hereby zoned a Residential District.

Section 2. The boundaries of this district are indicated upon the official map of the City of Angus, which is on file with the City Secretary, and is made a part of this ordinance the same as if copied in full herein.

Section 3. No land shall be used and no building shall be erected for, or converted to, any other use than as provided in the regulations prescribed for the district in which it is located, except as hereinafter provided.

ARTICLE III.

Section 1. Residence Defined: By the term "residence" as used in this Ordinance is meant any building which is arranged, occupied, or intended to be occupied as living quarters only, subject to the following definitions and limitations:

(a) Such building must be constructed of any finished type frame wood, masonry or metal siding, including new windows, doors and screens, and constructed from the ground up on said lot occupied by it.

(b) Said building shall contain no less than 1200 square feet of floor space.

(c) Said building shall have a minimum setback line of 25 feet from the front property line and a minimum of 5 feet from any side line or adjoining owner's line, except where owner owns more than one adjoining lot, in which event, such minimum of 5 feet shall be applicable to the outside side lines of said lot.

(d) No outbuilding shall be constructed closer than 40 feet from the front property line and there shall be a minimum of 5 feet from any side line or adjoining owner's line.

(e) The exteriors of all buildings must be completed within 120 days from the commencement of construction and all exteriors of said building, except as to rough order or masonry type completion, shall be painted with two coats of outside paint within 60 days from outside completion.

(f) No residence, as used in this ordinance, shall consist of the following; any building or structure moved on a lot, (2) any mobile home, (3) trailer house, (4) clubhouse, (5) any multiple family dwelling, (6) duplex, (7) any apartment house, (8) any shack, (9) any tent, (10) any streetcar, (11) any bus, (12) or any other structure that might conflict with the definitions and limitations herein contained.

(g) Each residence shall be limited to a single family dwelling.

Section 2. Residential District: All property situated within the City Limits of the City of Angus is zoned as the "Residential District", and such property shall be used only for residences as defined above. In the Residential District, no land shall be used and no building shall be converted to any use other than for a family residence, except by special permit issued by the Zoning Board of the City of Angus.

ARTICLE IV.

The City Council of the City of Angus may grant special permits authorizing the uses of land within its boundaries where the same is not now permitted by this ordinance.

In recommending and granting of special permits for land under consideration, the City Council shall determine that such uses are harmonious with and adaptable to buildings, structures, and uses of abutting property and other property in the vicinity of the premises under consideration.

ARTICLE V.

Any lawful use of property existing on the date of the adoption of this ordinance which does not conform to the regulations prescribed herein shall be deemed a non-conforming use. A non-conforming use, if changed to a conforming use, may not thereafter be changed back to any non-conforming use. If a non-conforming use is discontinued for a period exceeding six months, such non-conforming use shall be deemed to have been abandoned. Any future use thereof shall conform to the terms of this ordinance.

ARTICLE VI.

Any person, firm, or corporation desiring to construct any building or other structure, or to alter, remodel, or repair any such building or structure, for any purpose other than for residential use, must obtain a permit through the building inspector of the City of Angus and from the City Council of the City of Angus before beginning same.

ARTICLE VII.

Any person, firm or corporation found guilty of violating any provision of this ordinance shall, upon conviction, be fined in a sum not to exceed Two Hundred (\$100.00) Dollars and each

goes back to Residential

day during which such violation continues shall constitute a separate offense, punishable as such.

ARTICLE VIII.

The fact that at the present there is no zoning ordinance in the City of Angus, Texas, and the health and welfare of the City demands that such an Ordinance be enacted immediately creates an emergency which is here and now declared and all rules and regulations providing for the reading on more than one occasion or more than one time are suspended and this Ordinance is passed as an emergency measure and shall be in full force and effect from and after its passage and publication.

PASSED AND APPROVED THIS the 10, December, 1973

Richard O Baker
Mayor, City of Angus, Texas

A T T E S T:

Mrs. Dorothy Edens
City Secretary