

ORDINANCE NO. 2014-02

AN ORDINANCE OF THE CITY OF IOWA COLONY, TEXAS, AMENDING THE SUBDIVISION ORDINANCE TO ALLOW HALF ACRE LOTS IN SOME CIRCUMSTANCES; AND PROVIDING REGULATIONS THEREON, A SAVINGS CLAUSE, SEVERANCE CLAUSE, AND EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF IOWA COLONY, TEXAS:

SECTION ONE. Section 37 of Ordinance No. \_\_\_\_\_, the Iowa Colony Subdivision Ordinance, is hereby amended to read as follows:

“Section 37. Lots. The following minimum requirements shall apply unless a conflict exists between this Section and City's Zoning Ordinance, in which case the more restrictive requirement of the two will control.

A. Minimum Lot Sizes

1. Lots that are served by neither a public sewage treatment facility nor a public water supply shall have a minimum area of one acre (43,560 square feet) and shall be a minimum of one hundred twenty (120) feet in width at the building setback line. Such lots shall be laid out with provision for the possibility of re-subdivision at such time as sanitary sewers and/or water service becomes available.
2. Lots that are served by a public water supply but not by a public sewage treatment facility shall have a minimum area of one-half acre (21,780 square feet) and shall be a minimum of sixty feet in width at the building setback line.
3. Any lot, for which this ordinance does not require a larger size, shall have a minimum area of six thousand three hundred (6,300) square feet and shall be a minimum of sixty (60) feet in width at the building setback line.

B. One Acre and Larger Lots.

1. Minimum front residential building setback lines shall be at least fifty (50) feet. Each corner lot shall have at least the minimum front residential building setback line on both streets. Lots abutting cross walkways shall be treated as corner lots. Minimum commercial, business and industrial building setback lines shall be at least twenty five (25) feet, unless otherwise approved. Side lot building lines on interior lots shall be ten (10) feet. Minimum side lot building lines on commercial, business or industrial buildings shall be five (5) feet.

2. Any residential lot that is one acre or larger, regardless whether it is required to be that big, shall have a minimum width of one hundred twenty feet at the building setback line.

3. Depth and width of properties reserved or laid out for business and industrial purposes shall be adequate to provide for the off-street service and parking facilities required by the type of use and development contemplated.

4. In an approved subdivision, lot sizes may be permitted to be increased in order to secure privacy within such lots or to allow improvement on such lots to conform to the building requirements. However, in no case shall lot size changes be permitted if they result in creating one or more lots of size less than the minimum area requirements of this Ordinance.

5. Access to public streets. The subdividing of the land shall be such as to provide each lot with satisfactory access to a public street.

6. Double and reverse frontage lots. Double frontage and reverse frontage lots should be avoided unless backing up to a major thoroughfare.

7. Side lot lines. Side lot lines shall be substantially at right angles or radial to street lines.

8. Flag and key shaped lots. No flag or key-shaped lots are allowed.

9. The length to width ratio of each lot shall not be greater than 7:1, meaning that the length of the longest side of the overall property cannot be more than seven times the width of the property measured at the building setback line. Each lot shall be a minimum of 120 feet wide at the building setback line. The requirements in this paragraph are in addition to all other requirements of this Subdivision Ordinance.

C. Lots Smaller Than One Acre.

1. Minimum front setback lines shall be at least twenty-five (25) feet. Each corner lot shall have at least the minimum front residential building setback line on both streets. Lots abutting cross walkways shall be treated as corner lots. Minimum commercial, business and industrial building setback lines shall be at least twenty-five (25) feet, unless otherwise approved. An exception to this requirement is minimum setback lines shall be increased to a total of thirty-five (35) feet from a sixty (60) foot right-of-way where a minor or major thoroughfare is planned in the Thoroughfare Plan of the City of Iowa Colony. Side lot building lines on interior lots shall be five (5) feet.

2. Depth and width of properties reserved or laid out for business and industrial purposes shall be adequate to provide for the off-street service and parking facilities required by the type of use and development contemplated.

3. In an approved subdivision, lot sizes may be permitted to be increased in order to secure privacy within such lots or to allow improvement on such lots to conform to the building requirements. However, in no case shall lot size changes be permitted if they result in creating one or more lots of size less than the minimum area requirements of this ordinance.

4. Access to public streets. The subdividing of the land shall be such as to provide each lot with satisfactory access to a public street.

5. Double and reverse frontage lots. Double frontage and reverse frontage lots should be avoided unless backing up to a major thoroughfare.

6. Side lot lines. Side lot lines shall be substantially at right angles or radial to street lines.

7. Flag and key shaped lots. No flag or key-shaped lots are allowed."

SECTION TWO. All other ordinances and portions of ordinances of the city shall remain in full force and effect.

SECTION THREE. If any part of this ordinance, of whatever size, is ever declared invalid or unenforceable for any reason, the remainder of this ordinance shall remain in full force and effect.

SECTION FOUR. This ordinance shall be effective immediately upon its passage and approval.

PASSED AND APPROVED this 27 day of January, 2014.

CITY OF IOWA COLONY, TEXAS

By:   
Robert C. Wall, Mayor

ATTEST:

  
Geraldine K. Frank, City Secretary