



ORDINANCE NO. 21-1207-F2

AN ORDINANCE OF THE CITY OF ENNIS, TEXAS, AMENDING THE ENNIS UNIFIED DEVELOPMENT ORDINANCE ARTICLE IV, “ZONING DISTRICTS,” SECTION 4.2, “RESIDENTIAL ZONING DISTRICTS,” SECTION 4.2.5, “SINGLE-FAMILY RESIDENTIAL DISTRICT – 5 (R-5)” TO INCREASE MINIMUM LOT WIDTH; PROVIDING SEVERABILITY, REPEALING AND SAVINGS CLAUSES; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

WHEREAS, the City Commission of the City of Ennis, Texas (“City Commission”), has investigated and determined that it will be advantageous and beneficial to the City of Ennis, Texas (“City”) and its citizens to amend the Ennis Unified Development Ordinance as set forth below; and

WHEREAS, the City Commission, in compliance with the laws of the State of Texas and the ordinances of the City, has held a public meeting to discuss the changes provided herein and the changes are within the legislative discretion of the City Commission and compliant with the laws of the State of Texas.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF ENNIS, TEXAS:

SECTION 1. Findings Incorporated. The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

SECTION 2. Amendment to Section 4.2.5. The Ennis Unified Development Ordinance, Article IV, “Zoning Districts,” Section 4.2, “Residential Zoning Districts,” Section 4.2.5(3)(c) is amended to read as follows:

(c) Lot Width (minimum) feet 50

SECTION 3. Savings/Repealing Clause. The Ennis Unified Development Ordinance shall remain in full force and effect, save and except as amended by this or any other ordinance. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 4. Severability. Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional, illegal or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City of Ennis hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

SECTION 5. Effective Date. This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and Charter in such cases require.

PASSED AND APPROVED by the City Commission of the City of Ennis, Texas on this 7th day of December, 2021.



ANGELINE JUENEMANN, Mayor

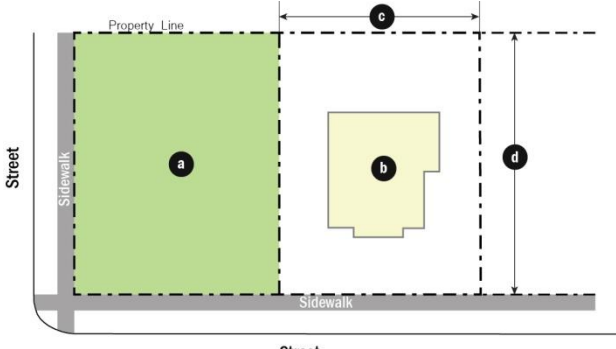
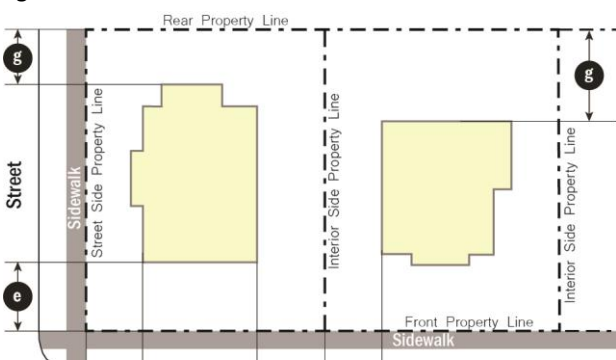
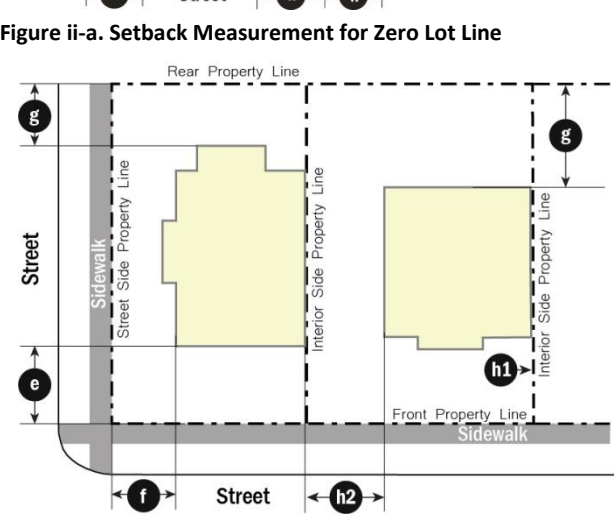
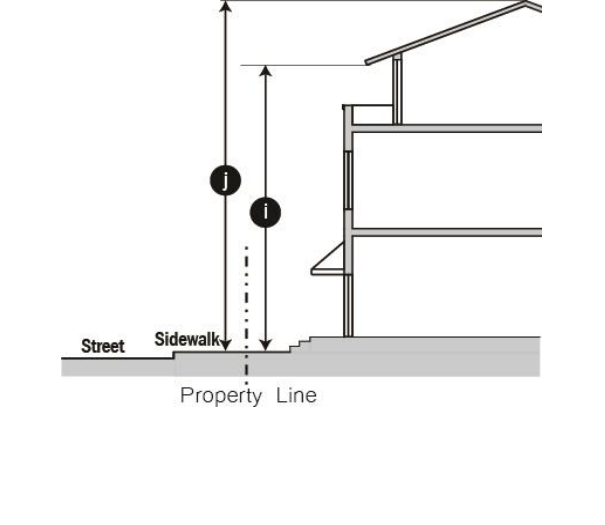
ATTEST:



ANGIE WADE, City Secretary



4.2.5 Single-Family Residential District – 5 (R-5)

| | | | | | | | | |
|---|--|--|---|-------|---|----|--------------------------|----|
| <p>(1) Purpose:</p> <p>The Single-Family Residential District 5 (R-5) district is intended to accommodate smaller lots (5,000 sq.ft.) with single-family detached residential uses and Accessory Buildings. Homes in this district may also be designed as zero lot-line houses. The district provisions discourage any use that would substantially interfere with the development of single-family detached dwellings.</p> | <p>(2) Density</p> | | | | | | | |
| <p>Figure i: Lot Dimension Measurement</p>  | <table border="1"> <tr> <td>Dwelling Units/Acre (maximum)</td> <td>8.0</td> </tr> </table> | | Dwelling Units/Acre (maximum) | 8.0 | | | | |
| Dwelling Units/Acre (maximum) | 8.0 | | | | | | | |
| <p>Figure ii. Setback Measurement</p>  | <p>(3) Lot Dimensions</p> | | | | | | | |
| <p>Figure ii-a. Setback Measurement for Zero Lot Line</p>  | <table border="1"> <tr> <td>(a) Lot Area (minimum) sq.ft.</td> <td>5,000</td> </tr> </table> | | (a) Lot Area (minimum) sq.ft. | 5,000 | | | | |
| (a) Lot Area (minimum) sq.ft. | 5,000 | | | | | | | |
| <p>Figure iii. Height Measurement</p>  | <table border="1"> <tr> <td>(b) Gross Living Area (minimum) sq. ft.</td> <td>1,000</td> </tr> </table> | | (b) Gross Living Area (minimum) sq. ft. | 1,000 | | | | |
| (b) Gross Living Area (minimum) sq. ft. | 1,000 | | | | | | | |
| <p>(5) Height (maximum) feet</p> | <table border="1"> <tr> <td>(c) Lot Width (minimum) feet</td> <td>50</td> </tr> </table> | | (c) Lot Width (minimum) feet | 50 | | | | |
| (c) Lot Width (minimum) feet | 50 | | | | | | | |
| <p>(i) To highest level eave or parapet</p> | <table border="1"> <tr> <td>(d) Lot Depth (minimum) feet</td> <td>60</td> </tr> </table> | | (d) Lot Depth (minimum) feet | 60 | | | | |
| (d) Lot Depth (minimum) feet | 60 | | | | | | | |
| <p>(j) To top of the roof structure</p> | <p>(4) Setbacks</p> | | | | | | | |
| | <table border="1"> <tr> <td>(e) Street, Front (minimum) feet</td> <td></td> </tr> <tr> <td>Arterial or Collector</td> <td>20</td> </tr> <tr> <td>Local Street</td> <td>15</td> </tr> </table> | | (e) Street, Front (minimum) feet | | Arterial or Collector | 20 | Local Street | 15 |
| (e) Street, Front (minimum) feet | | | | | | | | |
| Arterial or Collector | 20 | | | | | | | |
| Local Street | 15 | | | | | | | |
| | <table border="1"> <tr> <td>(f) Street, Side (minimum) feet</td> <td></td> </tr> <tr> <td>All roadways</td> <td>10</td> </tr> <tr> <td>Alleys/private easements</td> <td>5</td> </tr> </table> | | (f) Street, Side (minimum) feet | | All roadways | 10 | Alleys/private easements | 5 |
| (f) Street, Side (minimum) feet | | | | | | | | |
| All roadways | 10 | | | | | | | |
| Alleys/private easements | 5 | | | | | | | |
| | <table border="1"> <tr> <td>(g) Rear (minimum) feet</td> <td>5</td> </tr> <tr> <td>Alley</td> <td>5</td> </tr> <tr> <td>Any residential lot</td> <td>10</td> </tr> </table> | | (g) Rear (minimum) feet | 5 | Alley | 5 | Any residential lot | 10 |
| (g) Rear (minimum) feet | 5 | | | | | | | |
| Alley | 5 | | | | | | | |
| Any residential lot | 10 | | | | | | | |
| | <table border="1"> <tr> <td>(h) Side, Interior (minimum) feet</td> <td>5</td> </tr> </table> | | (h) Side, Interior (minimum) feet | 5 | | | | |
| (h) Side, Interior (minimum) feet | 5 | | | | | | | |
| | <p>Setbacks for Zero Lot Line:</p> | | | | | | | |
| | <table border="1"> <tr> <td>(h1) Side, Interior (minimum) feet (on one interior side)</td> <td>0</td> </tr> <tr> <td>(h2) Side, Interior (minimum) feet (on other interior side)</td> <td>15</td> </tr> </table> | | (h1) Side, Interior (minimum) feet (on one interior side) | 0 | (h2) Side, Interior (minimum) feet (on other interior side) | 15 | | |
| (h1) Side, Interior (minimum) feet (on one interior side) | 0 | | | | | | | |
| (h2) Side, Interior (minimum) feet (on other interior side) | 15 | | | | | | | |
| | <p>(5) Height (maximum) feet</p> | | | | | | | |
| | <table border="1"> <tr> <td>(i) To highest level eave or parapet</td> <td>35</td> </tr> <tr> <td>(j) To top of the roof structure</td> <td>45</td> </tr> </table> | | (i) To highest level eave or parapet | 35 | (j) To top of the roof structure | 45 | | |
| (i) To highest level eave or parapet | 35 | | | | | | | |
| (j) To top of the roof structure | 45 | | | | | | | |
| | <p>(6) Lot Coverage (maximum) Percentage</p> | | | | | | | |
| | <table border="1"> <tr> <td>All buildings on the lot</td> <td>45%</td> </tr> </table> | | All buildings on the lot | 45% | | | | |
| All buildings on the lot | 45% | | | | | | | |