



**ORDINANCE NO. 22-1101-E2**

**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 4.2.9, "TOWNHOME DISTRICT" AND ARTICLE VII, "SITE DESIGN AND DEVELOPMENT STANDARDS," SECTION 7.2.3, "OFF-STREET PARKING STANDARDS,"; PROVIDING SEVERABILITY, REPEALING AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF 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 4.2.9.** The Ennis Unified Development Ordinance, Article IV, "Zoning Districts," Section 4.2, "Residential Zoning Districts," Section 4.2.9 "Townhome District (TH)" is amended to read as set forth in Exhibit "A," attached hereto and incorporated for all purposes.

**SECTION 3. Amendment to Section 7.2.3.** The Ennis Unified Development Ordinance, Article VII, "Site Design and Development Standards," Section 7.2.3 (1), "Off-Street Parking Schedule A" "Off-Site Parking Standards," amended to amend the parking requirement for the use to read as follows:

Dwelling, multi-family (MF-1 and MF-2): Efficiency 1.0 per efficiency unit, 1-bedroom 1.5, per 1 bedroom unit, 2.0 per 2 bedroom unit, 2.5 per 3 bedroom. Each additional unit 0.5. Any paid parking that is an “optional additional cost” above 20% of total count will be counted at a rate of .5 per space.

**SECTION 4. 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 5. 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 6. 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 1st day of November, 2022.



ANGELINE JUENEMANN, Mayor

ATTEST:



ANGIE WADE, City Secretary



- (5) USE LIMITED TO PARKING: No required off-street parking facility or loading space shall be used for sales, non- vehicular or rental vehicle storage, repair, or service activities unless specifically provided for in this Ordinance.

### 7.2.3 Off Street Parking Standards

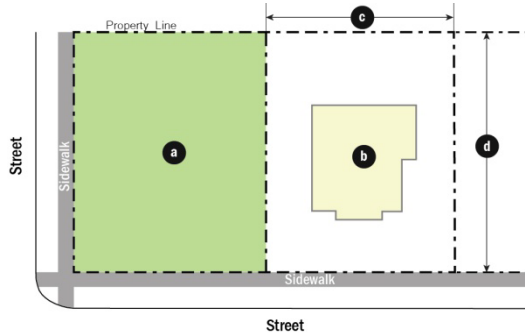
- (1) OFF-STREET PARKING SCHEDULE A: The off-street parking requirements for uses allowed by this Ordinance are listed in Table 7.2-3a. The vehicle stacking requirements of Section 7.2.6, Drive-Through Vehicle Stacking, may also be applicable to certain uses.

TABLE 7.2-3a: Off-Street Parking Schedule A		
USE CATEGORY	USE TYPE	PARKING REQUIREMENT sf = Square feet GFA = Gross Floor Area
<b>RESIDENTIAL USES</b>		
<b>Household Living</b>	Dwelling, single-family detached	2.0 per dwelling unit
	Dwelling, townhouse (SF attached or multi-family)	2.0 per dwelling unit
	Dwelling, live/work	2.0 dwelling unit (work area calculated as retail, office, or commercial use)
	Dwelling, multi-family (MF-1 and MF-2)	1.0 per efficiency unit, 1.5 per 1 bedroom unit, 2.0n per 2 bedroom unit, 2.5 per 3 bedroom unit. For paid parking (above 20%), parking counted at .5 per space
	Accessory dwelling unit	1 per dwelling unit
	HUD-Code manufactured home	2 per dwelling unit
<b>Group Living</b>	Assisted living facility (≤6 residents)	1 per bed plus 1 per 100 sf of common area
	Assisted living facility (≥7 residents)	1 per bed plus 1 per 100 sf of common area
	Boarding house   fraternity or   sorority house   private dorm	1 per bed
	Community, group, or foster home	2 per dwelling unit, not to exceed 1 per bedroom
	Independent senior living facility	1 per dwelling unit plus 1 per 100 sf of common area
	Nursing home	1 per 2 beds plus 1 per 100 sf of common area
<b>PUBLIC AND INSTITUTIONAL USES</b>		
<b>Civic and Cultural Facilities</b>	Art gallery, museum, or special purpose recreational institution	1 per 1,000 sf GFA
	Civic, social, philanthropic, or fraternal organizations	3 per 1,000 sf GFA
	Labor or political organizations	3 per 1,000 sf GFA
	Business or professional organizations	3 per 1,000 sf GFA
	Religious Assembly and Institutions	1 per 4 seats. If no fixed seating, then based on 25% maximum capacity of the assembly areas, as determined by adopted Building/Fire Code.
<b>Parks and Recreation Facilities</b>	Community Garden	1 per 5,000 sf of lot area
	Farmers' Market	Schedule C
	Park or playground	Schedule C. Playfields (soccer, baseball, etc.) shall have minimum of 20 spaces per field.
	Nature preserve	Schedule C
	Recreation Center	3 per 1,000 sf GFA

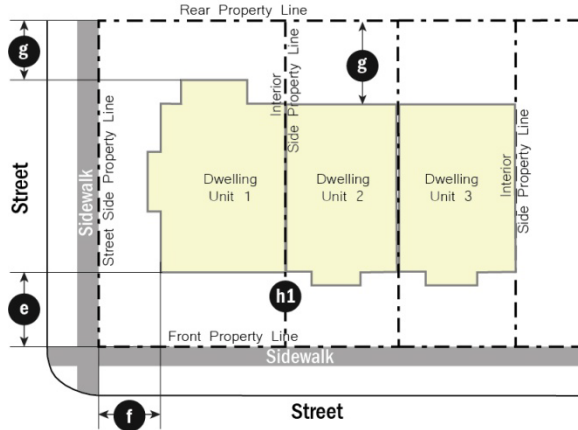
"EXHIBIT A"

**(1) Purpose:**  
 The Townhome (TH) district is established and intended to encourage a range of medium-density housing types, especially single-family attached or rowhomes (not to exceed 4 dwelling units/lot). The district standards are designed for transition from areas of single-family neighborhoods to multi-family districts at appropriate locations throughout the city.

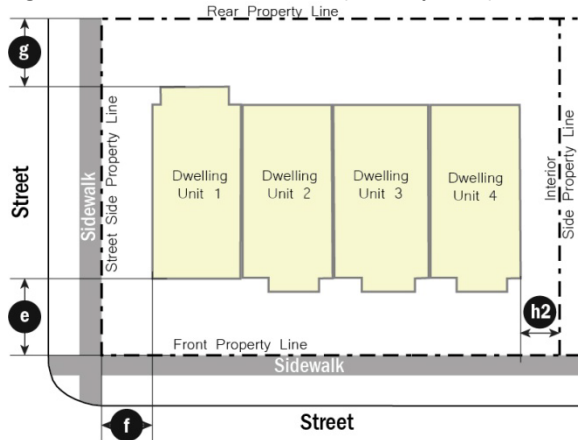
**Figure i: Lot Dimension Measurement**



**Figure iia. Setback Measurement (Single Family Detached)**



**Figure iib. Setback Measurement (4 units per lot)**



<b>(2) Density</b>	
Dwelling Units/Acre (maximum)	14 (Option 1) 16 (Option 2)
<b>(3) Lot Dimensions (Option 1)</b>	
(a) Lot Area (minimum) sq. ft./each unit	3,000
(b) Gross Living Area (minimum) sq. ft./unit	1,000
(c) Lot Width (minimum) feet	43
(d) Lot Depth (minimum) feet	Varies
<b>(4) Lot Dimensions (Option 2) Rear Parking Via Alley Required</b>	
(a) Lot Area (minimum)	2,500
(b) Gross Living Area (minimum) sq. ft./unit	1,000
(c) Lot Width (minimum) feet	25
(d) Lot Depth (minimum) feet	Varies
<b>(5) Setbacks</b>	
(e) Street, Front (minimum) feet	20 (Option 1) 10 (Option 2)
(f) Street, Side (minimum) feet	
All roadways	5
Alleys/private easements	5
(g) Rear (minimum) feet	
Any single-family residential lot	10 (Option 1) 20 (Option 2)
(h) Side, Interior (minimum) feet	
h1 Single-Family attached	0
h2 Multi-family (no more than 4 units per lot)	5
<b>(6) Height (maximum) feet</b>	
(i) To highest level eave or parapet	35
(j) To top of the roof structure	45
<b>(7) Lot Coverage (maximum) Percentage</b>	
All structures on the lot	70%

**Figure iii. Height Measurement**

