# ORDINANCE 2022-07

**AN ORDINANCE OF THE CITY OF LOCKHART, TEXAS, AMENDING CHAPTER 64 "ZONING", OF THE CODE OF ORDINANCES, ARTICLE VII "ZONING DISTRICTS AND STANDARDS", SECTION 64-197 "REGULATIONS COMMON TO ALL OR SEVERAL DISTRICTS", SUBSECTION (g)(2) "ADDITIONAL PARKING REQUIREMENTS WITHIN RESIDENTIAL DISTRICTS"; AND AMENDING CHAPTER 64 "ZONING", APPENDIX I "SPECIFIC REQUIREMENTS FOR RESIDENTIAL DEVELOPMENT TYPES"; PROVIDING FOR SEVERABILITY; PROVIDING A REPEALER; PROVIDING FOR PENALTY; PROVIDING FOR PUBLICATION; AND ESTABLISHING AN EFFECTIVE DATE.**

**WHEREAS**, covered parking adds value and function to detached single-family dwellings compared to homes that do not have it; and,

**WHEREAS**, covered parking helps provide more off-street parking space than a driveway, alone, thereby reducing the possibility that vehicles will need to be parked in the public street; and,

**WHEREAS**, covered parking protects and extends the life of vehicles; and,

**WHEREAS**, covered parking can provide storage space out of the weather for items that are not typically kept inside the dwelling; and,

**WHEREAS**, covered parking should be designed and located such that it does not dominate or detract from the residential appearance and function of the front façade of detached single-family homes; and,

**WHEREAS**, the City Council has determined that the current lack of standards requiring covered parking for detached single-family dwellings can result in new single-family neighborhoods being developed with all vehicle parking being exposed to the weather and within view of residents and passers-by; and,

**WHEREAS**, detached single-family dwellings are classified in Chapter 64 "Zoning", Article VII "Zoning Districts and Standards", Section 64-196 "Establishment of Zoning Districts", and in "Appendix I" as either the SF-1 residential development type which requires a minimum lot width of 65 feet and a minimum lot area of 8,500 square feet, or the SF-2 residential development type which requires a minimum lot width of 50 feet and a minimum lot area of 5,500 square feet.

**WHEREAS**, an amendment to Chapter 64 "Zoning", Article VII "Zoning Districts and Standards" is proposed to require covered parking for the SF-1 and SF-2 residential development types, and provide reasonable standards to promote the attractive appearance and functionality of new homes; and,

**WHEREAS**, current practice has been to allow garages and carports to be counted toward the minimum required off-street parking, despite the fact that the Minimum Required Off-street Parking column of Appendix I "Specific Requirements for Residential Development Types excludes garages for all types of residential development; and,

**WHEREAS**, an amendment is proposed to delete the exclusion of garages as counting toward the minimum required off-street parking, so that the current practice can be continued; and,

**WHEREAS**, the City Council has determined that such amendments serve a public purpose and the Council desires to amend the Code of Ordinances accordingly;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LOCKHART, TEXAS, THAT:**

I.   The foregoing recitals are approved and adopted herein for all purposes.

II.  Chapter 64 "Zoning", Article VII "Zoning Districts and Standards", is hereby amended as follows, with all existing provisions not shown remaining unchanged:

**Sec. 64-197.  Regulations common to all or several districts.**

(g)  Minimum parking and loading requirements.

(2)  Additional parking requirements in residential districts.

a.  Each dwelling unit of the SF-1 and SF-2 development type shall provide covered vehicle parking in the form of a carport or garage having a usable parking area, exclusive of storage or other functions, of at least 440 square feet (two vehicles) for the SF-1 development type or 220 square feet (one vehicle) for the SF-2 development type.  Carports shall be provided with an integral enclosed storage room of at least 40 square feet.  Garages and carports shall not extend closer to the front property line than the wall or covered porch of the front of the house that is closest to the front property line.  Front-facing garage doors for single-car and two-car garages shall not occupy more than 40 percent, and front-facing garage doors for three-car garages shall not occupy more than 50 percent, of the width of the house.

III. Chapter 64 "Zoning", Appendix I "Specific Requirements for Residential Development Types", is hereby amended by changing the heading of the eleventh column to read as follows: "*Min. Off-street Parking Spaces Per Dwelling Unit (Note 3)*".

IV. <u>Severability</u>:  If any provision, section, clause, sentence, or phrase of this ordinance is for any reason held to be unconstitutional, void, invalid, or un-enforced, the validity of the remainder of this ordinance or its application shall not be affected, it being the intent of the City Council in adopting and of the Mayor in approving this ordinance that no portion, provision, or regulation contained herein shall become inoperative or fail by way of reasons of any unconstitutionality or invalidity of any other portion, provision or regulation.

V.  Repealer:  That all other ordinances, sections, or parts of ordinances heretofore adopted by the City of Lockhart in conflict with the provisions set out above in this ordinance are hereby repealed or amended as indicated.

VI. Penalty:  Any person who violates any provision of this ordinance shall be guilty of a misdemeanor, and upon conviction shall be fined as provided in Section 1-8 of the City Code.

VII. Publication:  That the City Secretary is directed to cause the caption of this ordinance to be published in a newspaper of general circulation according to law.

VIII. Effective Date.  That this ordinance shall become effective and be in full force ten days from the date of its passage.

**PASSED, APPROVED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF LOCKHART, TEXAS, ON THIS THE FIRST DAY OF FEBRUARY, 2022.**

CITY OF LOCKHART

_____
Lew White
Mayor

ATTEST:                                                    APPROVED AS TO FORM:

_____          _____
Connie A. Constancio, TRMC                      Monte Akers
City Secretary                                             City Attorney