

ORDINANCE NO. 11-004

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF FREDERICKSBURG AND ADDING THE ZONING CLASSIFICATION OF RURAL RESIDENTIAL TO THE PERMISSIBLE ZONING DISTRICTS, AND ESTABLISHING PERMITTED USES, AND SITE DEVELOPMENT REGULATIONS, AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Fredericksburg, based upon recommendation by the Planning and Zoning Commission, has determined that there is a need for an additional single family residential district which is designed for large lot sizes in order to permit building in areas where small lot sizes are undesirable or not sustainable yet to take advantage of the natural beauty of the Hill Country area and provide a zone or zones where a more rural nature of development may occur; and

WHEREAS, the public hearings, before the Planning and Zoning Commission and the City Council of the City of Fredericksburg as required by Section 4 of the City of Fredericksburg Zoning Ordinance have been duly noticed and held regarding such additional zoning district, and

WHEREAS, the Planning and Zoning Commission has determined that such zoning district is in conformity with the uses established by the Comprehensive Land Use Plan of the City of Fredericksburg and is consistent with the objectives of the City of Fredericksburg Zoning Ordinance, and has recommended to the City Council of the City of Fredericksburg, based upon positive findings established by such ordinance, that the new zoning district be created, and

WHEREAS, the City Council has specifically found, following public hearing, that such changes are consistent with the objectives of the City of Fredericksburg Zoning Ordinance and the Comprehensive Land Use Plan of the City of Fredericksburg, and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS THAT the zoning ordinance of the City of Fredericksburg be and is hereby amended to add the following section and provisions:

SECTION 3.150 RURAL RESIDENTIAL DISTRICT

PURPOSE:

The RR Rural Residential District is intended as an area for very low density residential use, with a minimum lot size of one acre. The RR District is appropriate for selected locations where rural characteristics are desired, and where terrain or public service capacities necessitate very low densities.

PERMITTED USES:

The following use types are permitted.

- a. Residential Uses
 - Single Family Residential
- b. Civic Uses
 - Community Recreation
- c. Conditional Use Permit
 - Day Care Services
 - Guidance Services
 - Private Primary Education
 - Private Secondary Education
 - Religious Assembly

SITE DEVELOPMENT REGULATIONS:

Each site in the RR Rural Residential District shall be subject to the following site development regulations.

<u>Feature</u>	<u>Regulation</u>
Minimum Site Area	To be determined by the Planning and Zoning Commission
Lot Size	43,560 square feet (1 acre)
Minimum Site Density	To be determined by the Planning and Zoning Commission
Lot Width	100 feet
Lot Depth	200 feet
Height	2 1/2 stories, 28 feet
Residential Density	One dwelling unit per lot
Front Yard	50 feet
Street Side Yard	50 feet
Interior Side Yard	20 feet
Rear Yard	20 feet

Building Coverage	Maximum coverage, 20 percent of lot area
Impervious coverage	Maximum coverage, 25 percent of lot area
Water Wells	Prohibited
Streets	31" - "RR Type" with curbs
Nonconforming Uses	Section 6.100
Special Yard Regulations	Section 7.300
Fences, Walls and Visibility	Section 7.530
Parking	Section 7.800
Temporary/Accessory Buildings	Section 8.000
Home Occupations	Section 8.300

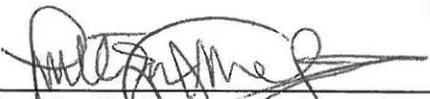
BE IT FURTHER ORDAINED THAT Appendix "D" of the Zoning Ordinance of the City of Fredericksburg be and is hereby amended to include said RR District in its schedule of uses.

If any provision of this ordinance or the application hereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without defeating the purpose or objective of the provisions, and to this end, the provisions of this ordinance are declared to be severable.

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

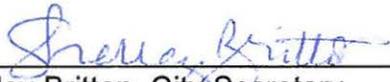
This ordinance shall be effective from and after the date of its passage and publication in accordance with the law.

PASSED AND APPROVED this the 26th day of February, 2001.



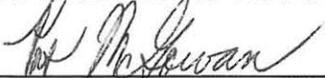
 Timothy M. Crenwelge, Mayor
 City of Fredericksburg, Texas

ATTEST:



 Shelley Britton, City Secretary

APPROVED AS TO FORM:



 Pat McGowan, City Attorney