



**ORDINANCE NO. 3626**

**AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS AMENDING THE CODE OF ORDINANCES OF THE CITY OF FARMERS BRANCH CHAPTER 94 "ZONING," ARTICLE 3 "ZONING DISTRICT DIMENSIONAL STANDARDS," SECTION 3.3 "MEASUREMENTS AND EXCEPTIONS", SUBSECTION H "FRONT YARD" BY AMENDING PARAGRAPH 2.h. REGULATING GARAGE DOOR LOCATIONS AND SIZES; PROVIDING FOR A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED TWO THOUSAND DOLLARS (\$2000.00) FOR EACH OFFENSE; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING PUBLICATION**

**WHEREAS**, the Planning and Zoning Commission of the City of Farmers Branch and the governing body of the City of Farmers Branch, in compliance with the laws of the State of Texas and the ordinances of the City of Farmers Branch, have given requisite notice by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all interested persons, the governing body, in the exercise of the legislative discretion, has concluded that the Comprehensive Zoning Ordinance should be amended;

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

**SECTION 1.** The City of Farmers Branch Code of Ordinances Chapter 94 "Zoning," Article 3 "Zoning District Dimensional Standards," Section 3.3 "Measurements and Exceptions," Subsection H "Front Yard" is amended by amending paragraph 2.h to read as follows:

- h. If 75% of the buildings that front any street in a residential block do not have garage doors that face the street in the front half of the lot, then the front facing garage doors must maintain a minimum setback of 10 feet greater than that of the main structure and be designed in a manner not to dominate the front facade of the structure. A maximum of (i) two single car garage doors, each being no greater than 10 feet wide, or (ii) one double car garage door no more than 22 feet wide shall be allowed. This paragraph h applies only to residential units with existing street-oriented driveways constructed on lots with less than 81 feet of street frontage located within an R-2, R-3, R-4, R-5 or R-6 zoning district.

**SECTION 2.** Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so

decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

**SECTION 3.** An offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Comprehensive Zoning Ordinance, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

**SECTION 4.** Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

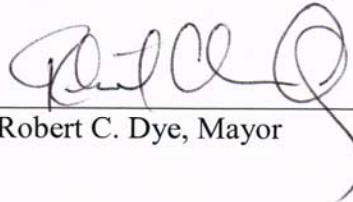
**SECTION 5.** This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such case provide.

**DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, ON THIS THE 21<sup>ST</sup> DAY OF JANUARY 2020.**

ATTEST:

  
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Amy Piukana, City Secretary

APPROVED:

  
\_\_\_\_\_  
Robert C. Dye, Mayor

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Peter G. Smith, City Attorney  
(kbl:1/7/2020:112968)