

## **ORDINANCE NO. 146**

AN ORDINANCE TO AMEND ZONING ORDINANCE NO. 60 BY INCREASING THE MINIMUM BUILDING FLOOR SPACE OF PRINCIPAL STRUCTURES (LIVABLE SPACE) AS STATED IN ORDINANCE NO. 60, ARTICLE 5, 6, 7 & 8 SECTION C, PARAGRAPH 1.

WHEREAS, the Town Council finds that the general health and welfare of the citizens of Enchanted Oaks is directly affected by growth, which impacts the services provided by the Town.

NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF ENCHANTED OAKS, TEXAS AS FOLLOWS:

SECTION 1. Ordinance No. 60, Article 5 (Single Family Detached Residential District R-1), Section C., Paragraph 1 item c is hereby amended by increasing the minimum building floor space of principal structures (livable space) from 1600 to 1800 Square Feet.

SECTION 2. Ordinance No. 60, Article 6 (Single Family Detached Residential District R-2), Section C., Paragraph 1 item c is hereby amended by increasing the minimum building floor space of principal structures (livable space) from 1600 to 2400 Square Feet.

SECTION 3. Ordinance No. 60, Article 7 (Single Family Detached Residential District R-3), Section C., Paragraph 1 item c is hereby amended by increasing the minimum building floor space of principal structures (livable space) from 1200 to 1600 Square Feet.

SECTION 4. Ordinance No. 60, Article 8 (Single Family Detached Residential District R-4), Section C., Paragraph 1 item c is hereby amended by increasing the minimum building floor space of principal structures (livable space) from 1600 to 1800 Square Feet.

All property owners of vacant lots at the time of the passing of this ordinance are not subject to these amendments for the livable square footage requirement. Only property sold subsequent to the passing of this ordinance must meet the amended square footage increase.

In the event that it is not feasible to build a residence of the required square footage on a specific lot, as outlined in this ordinance, a variance may be granted as approved by the Enchanted Oaks Board of Adjustments.

**When remodeling, adding on, or reconstruction is planned on an existing building and more than 50% of the existing structure is replaced, the building shall be considered new construction.**

PASSED AND APPROVED THIS 8<sup>th</sup> DAY OF JULY, 2003

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Donald G. Warner III, Mayor  
Enchanted Oaks, Texas

ATTEST:

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Dawn Nixon-Smith, City Secretary