

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CORSICANA, TEXAS, AMENDING CHAPTER 12, ARTICLE 12.100 ENTITLED *ZONING ORDINANCE*, SECTION 9-105(A) ENTITLED *SCHEDULE OF MINIMUM SIDE YARDS*, OF THE CITY CODE OF ORDINANCES REGARDING SIDE YARD REQUIREMENTS IN AREAS ZONED AS RESIDENTIAL DISTRICT 4 (R-4).

WHEREAS, in accordance with the provisions of the laws of the State of Texas, the City Council has conducted a public hearing for the purpose of considering the amendment to the Code of Ordinances for the City of Corsicana, Texas; and

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Corsicana, Texas, that Chapter 12, Article 12.100, Section 9-105A be amended to hereafter read as follows:

Chapter 12: PLANNING AND ZONING

Article 12.100 Zoning Ordinance

9-105 Side yard. In the following zoning districts, the minimum required side yard shall be in accordance with the following schedule and no building, structure, or use shall hereafter be located so as to have a smaller side yard on each side of such building than herein required, and no side yard existing at the time of passage of this ordinance shall be reduced below the minimum set forth herein:

(A) SCHEDULE OF MINIMUM SIDE YARDS

TYPE USE	DISTRICTS																	
	A	R-1	R-2	R-3	R-4	2F	MF-1	MF-2	P	O	NS	GR	CA	C	I-1	I-2	PD	
Minimum required side yard single family ang two family dwellings detached	15'	10% of width of lot, 8.5' min.	10% of width of lot, 7' min.	10% of width of lot, 6' min.	10% of width of lot, 5' minimum											-	-	10% of width of lot, 5' min.
Maximum required side yard single-family and two-family dwellings.	20'	10'	9'	8'	7'	6'	6'	6'	6'	5'	5'	5'	5'	5'	-	-	10'	
Minimum required side yard for multiple-family dwelling.	-	-	-	-	-	-	See B (2)		-	See side yard regulations for multiple dwellings B(2)						-	See B(2)	
Minimum required side yard non-residential main building.	20'	10% of width of lot up to 20' maximum.										None. See B(6)				-	10'	
Minimum required side yard single-family attached dwelling.	-	See side yard regulations for single-family attached dwellings. B(5)							-	See side yard regulations for single-family attached dwellings B(5).						-	See B(5)	
Mobile home as fixed dwelling.	10'	-	-	-	-	-	-	-	-	-	-	10'	10'	10'	-	-	10'	
Mobile home as transient dwelling.	10'	-	-	-	-	-	-	-	-	-	-	7.5'	-	7.5'	7.5'	-	10'	

PASSED and **APPROVED** by majority vote of the City Council of the City of Corsicana, Texas, this **25th** day of **September, 2023**.

Michael W. Fletcher, Mayor

ATTEST:

Cathy McMullan, Acting City Secretary

APPROVED AS TO FORM:

Kerri Anderson Donica, City Attorney