

Ordinance No. 2006.15
Village of Salado
County of Bell
State of Texas
July 20, 2006

**STORAGE/ACCESSORY BUILDING ZONING
AMENDMENT**

AN ORDINANCE AMENDING THE SALADO ZONING ORDINANCE, NO. 2003.12, AND THE BUILDING CODE ORDINANCE, NO. 2004.07, RELATED TO THE REQUIREMENT OF A BUILDING PERMIT BASED UPON SQUARE FOOTAGE OF A STORAGE/ACCESSORY BUILDING.

WHEREAS, the Board of Aldermen of the Village of Salado finds that it is in the best interest of the citizens of the Village to require a building permit to install/erect a storage/accessory building 150 square feet or larger; and

WHEREAS, the Board of Aldermen is authorized to make amendments to the Zoning Ordinance in conformance with Chapter 211 of the Texas Local Government Code.

NOW THEREFORE, BE IT ORDAINED BY THE VILLAGE OF SALADO BOARD OF ALDERMEN:

1. AMENDMENTS

Change the square footage for a storage/accessory building from 250 square feet to 150 square feet.

1. Of the Zoning Ordinance (No. 2003.12) Page 80, G.1. shall read: "**Accessory Buildings:** An accessory building that is less than one hundred and fifty (150) square feet in size shall not be required to have a building permit. An accessory building that is one hundred and fifty (150) square feet or greater in size shall be required to have a building permit.
2. Of the Building Ordinance (No. 2004.07), Page 6, 3.C. shall read: "**Exemptions**
A building permit is not required for the following:
 - (1) painting, wallpapering, tiling, carpeting, installing cabinets or countertops, or similar work; or
 - (2) constructing one-story detached accessory structures used as storage sheds, playhouses, or similar uses, provided the floor area does not exceed one-hundred fifty (150) square feet (such structures are not subject to Building Code standards but must receive a building permit in order to confirm placement regarding setbacks and zoning; or
 - (3) performing ordinary maintenance.

2. REPEALER

- A. All Ordinances or parts of Ordinances in force when the provisions of this Ordinance become effective which are inconsistent or in conflict with the terms and provisions contained in this Ordinance are hereby repealed only to the extent of any such conflict.

3. SEVERABILITY


It is hereby declared to be the intention of the Board of Aldermen that the phrases, clauses, sentences, paragraphs and sections of this Ordinance be severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance, and the remainder of this Ordinance shall be enforced as written.

4. PROPER NOTICE AND MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

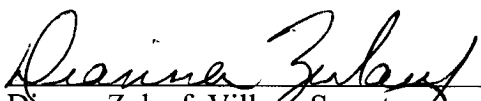
PASSED AND APPROVED on this, the 20th day of July, 2006, by a vote of 3 ayes, 0 nays, and 0 abstentions of the Board of Aldermen.

THE VILLAGE OF SALADO, TEXAS



Rick Ashe, Mayor

ATTEST:



Dianna Zulauf, Village Secretary

