

ORDINANCE NO. 6195

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING CHAPTER 14 OF THE CODE OF ORDINANCES, ENTITLED "ZONING ORDINANCE", EXHIBIT A, GENERAL ZONING ORDINANCE NO. 2280, AT SECTION 6.5, ENTITLED "C-2 (GENERAL COMMERCIAL) DISTRICT"; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS:

SECTION 1. That Chapter 14, Exhibit A, Section 6.5 of the General Zoning Ordinance No. 2280 of the City of Sherman, Texas, be and is hereby amended so that such section shall read as follows:

Sec. 6.5. C-2 (General Commercial) District

Purpose. This district consists mainly of land occupied by or suitable for a wide range of retail and wholesale activities. Land in this district is located mainly along major highways and in the vicinity of industrial areas. The C-2 District regulations are designed to permit development of the enumerated functions and to provide space for commercial uses which are generally not appropriate for retail business districts.

- (1) Minimum requirements for lot area, width and setback:

Lot Area	Lot Width	Setback		
		Front	Rear	Side
5,000 SF	50'	15'	10'	0'

- (a) Where the side yards of lots in the C-2 District are abutting a residential district, the side yard setback shall not be less than 15 feet.
- (b) Rear yard. Where the rear yards of lots in the C-2 District are abutting a Residential or C-1 District, the rear yard setback shall not be less than 15 feet.
- (c) Residential development within the C-2 District. The lot area, lot width, density and setback regulations for residential structures within the C-2 District shall be the same as those in the R-2 District, when authorized by a specific use permit.

(2) See section 7 for supplementary district regulations, exceptions and parking requirements applying to the C-2 District.

(3) See sections 8.4 and 8.5 for temporary use permits that may be granted by the board of adjustment and specific use permits that may be recommended by the [planning and] zoning board within the C-2 District under certain circumstances and conditions.

(4) Permitted Uses and Parking Requirements:

Permitted Uses	Parking Ratio
Any use permitted in the C-1 District.	
Animal hospital, pound or shelter (parking requirement does not include outdoor kennels)	1/200
Bait store	1/200
Bakery, wholesale	1/1,000
Barber and beauty shop equipment and specialties; sales	1/400
Baseball park, commercial	1/3 seats
Bookbinding	1/1,000
Bowling alley	5/alley
Carpet cleaning, enclosed nonflammable solvents	1/400
Exterminator	1/400
Food locker plant for consumer use	1/200
Hardware industrial sales	1/400
Laboratory, research or testing	1/400
Linen or uniform supply, or diaper service	1/400
Machine tools, sales, service, rental and repair	1/400
Mirror silvering	1/1,000
Monument sales and incidental processing	1/1,000
<i>Pawn Shops</i>	<i>1/200</i>
Printing or publishing, including engraving or photo-engraving	1/400
Sign:	none
Sign shop	1/400

Skating rink, commercial	1/400
Water distillation	1/1.5 emp.
Wholesale establishment including storage	1/400

(5) Other Required Conditions:

- (a) Site plan. A site plan shall be submitted to and approved by the building official for any commercial or multiple-family use of structure within the C-2 District prior to the issuance of a zoning permit.
- (b) Floor area. The total floor area of any building or buildings on a lot in the C-2 District shall not exceed the number of square feet in the lot.
- (c) Height regulations. No building shall exceed 35 feet or 2 stories in height.
- (d) Exterior Facade. Masonry or equivalent shall be required on the sides of all buildings visible from front street right-of-way.
- (e) Freight containers shall not be located so as to be visible from front street right-of-way.

SECTION 2. That it is the intention of the City Council of the City of Sherman, Texas, that the provisions of this ordinance shall become a part of the Code of Ordinances of the City of Sherman, Texas, and that sections of this ordinance may be renumbered or re-lettered to accomplish such intention.

SECTION 3. That the provisions of this ordinance are severable and the invalidity of any word, phrase or part of this ordinance shall not affect the validity or effectiveness of the remainder of the ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 5. That it is hereby officially found and determined that the meetings at which this ordinance was introduced and passed were open to the public and that public notice of the time, place and purpose of said meetings were given all as required by law.

INTRODUCED on this the 18th day of March, 2019.

ADOPTED on this the 18th day of March, 2019.

EFFECTIVE DATE on this the 18th day of March, 2019.

CITY OF SHERMAN, TEXAS

BY: 
DAVID PLYLER, MAYOR

ATTEST:

BY: 
LINDA ASHBY, CITY CLERK

APPROVED AS TO FORM
AND CONTENT:

BY: 
BRANDON S. SHELBY,
CITY ATTORNEY