

ORDINANCE NO. ^A2014-06

**AN ORDINANCE TO AMEND THE CHEROKEE VILLAGE
ZONING CODE, ORDINANCE 99-2, AND FOR OTHER PURPOSES.**

BE IT ORDAINED by the Cherokee Village City Council that the Cherokee Village Zoning Code adopted by Ordinance 99-2 on February 15, 1999, be amended as follows:

SECTION 1.

Section 19. Accessory Uses, Subsection C. Districts A, R-1 and R-2, Sub-subsection 5. Storage Buildings is amended as follows:

5. STORAGE BUILDINGS: On a single residential lot where a residence is located, one building or shed not exceeding twelve feet by sixteen feet (12' by 16') in dimension and not exceeding ten (10) feet in height shall be located in the rear yard or side yard, but not forward of either front corner of the residence, preferably in an unobtrusive location for purposes of storage but not for residential use. A storage building shall be in harmony with the residence in siding material, style and color. Metal commercial storage buildings are not allowed on residential lots. All storage buildings must be on level ground, a concrete foundation or concrete pad. If concrete blocks are used for leveling, a pier style construction manner must be used. No storage building may be located over the septic tank, leach field or sand filter. There is a limit of one (1) storage building per single family residence or one (1) storage building per adjacent owned lot.

SECTION 2.

Section 19. Accessory Uses, Subsection K. Fences, is amended as follows:

K. FENCES. Fences of chain link or other open type metal and wood privacy fences shall start at the front corner of the residence and shall continue to the side property line and to the back property line. The fence shall be kept six (6) inches within the property line and shall be no taller in height than six (6) feet. Fencing around the front of the residence shall be of an open picket type fence and no more than forty-eight (48) inches in height. Fencing in the front of the property shall be a minimum of six (6) inches from the front property line.

SECTION 3. SEVERABILITY

If any part or portion of this ordinance shall be held to be invalid, such part or portion shall be deemed severable and the invalidity thereof shall not affect the remaining parts or portions of the ordinance.

PASSED AND APPROVED BY THE CHEROKEE VILLAGE CITY COUNCIL.

DATED: 10-17-14

APPROVED: Lloyd Hefley
Lloyd Hefley, Mayor

ATTEST: Lana Hamilton
Lana Hamilton, Clerk/Treasurer