



ORDINANCE 08102021-1
Amending Ordinance 05122020-1
August 10, 2021

**AN ORDINANCE OF THE CITY OF LEONARD, CHANGING
APPENDIX 1 SF-2 SIDE YARD SETBACK, SF-E MINIMUM LOT
AREA, REMOVAL OF SENTENCE IN NOTES B, C AND F,
ADDITION OF SENTENCE TO NOTES TO APPENDIX 1, NOTE "T"**

WHEREAS, Side Yard Setback for SF-2 is 8 feet, Minimum Lot Area for SF-E is 35,000, removal of: B. On corner lots, the front yard setback shall be observed along the frontage of both intersecting streets (unless shown specifically otherwise on a final plat). C. Minimum side yard setbacks in the Original Town Plat shall be seven (7) feet for single-family residential uses, regardless of other requirements listed here. F. Minimum lot sizes for all other permitted uses shall be seventy-five hundred (7,500) square feet or one thousand five hundred square feet per living unit, whichever is greater. Addition T. Allowed use of all single-family residences within an MH-1 District so long as it meets all the requirements and setbacks of a single-family residence within a SF-2 district.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEONARD, TEXAS

1. REPEALER

To the extent reasonable possible, ordinances are to be read together in harmony. However, all ordinances, or parts thereof, that are in conflict or inconsistent with any provisions of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters regulated, herein.

2. SEVERABILITY

Should any of the clauses, sentences, paragraphs, sections or parts of this Ordinance be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Ordinance.

3. EFFECTIVE DATE

This Ordinance shall be effective immediately upon passage and publications as provided by law.

PASSED AND APPROVED this, the 10th, day of August, 2021 by the City Council of the City of Leonard, Fannin County, Texas;

	AYE	NAY	ABSTAIN	MOTION	SECOND
MAYOR PYE					
MAYOR PRO-TEM NIXON					
COUNCILMEMBER BARKER					
COUNCILMEMBER DOYLE					
COUNCILMEMBER MARTIN					
COUNCILMEMBER WILCOX					

ATTEST:

Michael Pye, Mayor

Leath Robinson, City Secretary