

ORDINANCE NO. 5937

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING CHAPTER 14, EXHIBIT A OF THE CODE OF ORDINANCES, ENTITLED "GENERAL ZONING ORDINANCE", AT SECTION 6, SUBSECTION 6.6, ENTITLED "M-1 (LIGHT MANUFACTURING) DISTRICT"; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER CLAUSE; 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, Subsection 6.6 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. 6.6. M-1 (Light Manufacturing) District.

Purpose. The manufacturing use districts are designed to provide land for a wide range of commercial and industrial activities subject to limitations intended to protect nearby residential and commercial districts and to protect the permitted uses from one another.

Manufacturing District M-1 consist[s] mainly of areas occupied by or suitable for manufacturing, wholesale and other industrial activities, all of a nonnuisance type.

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

Setback		
Front	Rear	Side
15'	10'	10'

- (a) When abutting a residential district, the side yard shall be 15 feet.
- (b) In all cases where the side yard is adjacent to a side street, the side yard shall not be less than 10 feet.
- (2) See section 7 for supplementary district regulations and exceptions and parking requirements applying to the M-1 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 M-1 District under certain circumstances and conditions.

(4) Parking regulations and permitted uses:

- (a) If a use that is permitted in the Residential, C-1, C-2 Districts is established in the M-1 District, the parking requirements for that use shall be the same as required for that particular use in the district in which the use is specifically permitted.
- (b) In the M-1 District, manufacturing, industrial, and processing establishments, repair shops, warehouses, and storage buildings, in addition to providing off-street facilities for the loading and unloading of merchandise and goods, shall provide one off-street parking space for each 1,000 square feet of general floor space, and one off-street parking space for each 400 square feet of office floor space.
- (c) In the M-1 District, no land shall be used and no building shall be erected for or converted to any use other than:

Permitted Uses: Any use permitted in the R-A, R-1, R-2, C-1 and C-2 Districts except that no building shall be erected or converted for dwelling purposes; provided, however, that dwelling quarters may be established in connection with any industrial plant for watchmen and caretakers employed on the premises and provided further that any existing dwelling within the M-1 District may be repaired or altered.

Advertising displays manufactured.

Automobiles, motorcycles, trucks or trailers, including parts, or rebuilding of engines.

Baseball park, commercial.

Battery manufacturing.

Boats, building or repair.

Books, binding, other than hand binding.

Bottling works, for all beverages—not including alcoholic.

Brooms or brushes.

Cameras or other photographic equipment and film.

Carpets, manufacture and cleaning.

Ceramics, stone, glass, marble, and porcelain products.

Electrical appliances, equipment assembly, supplies, or similar products, including electrical machinery.

Electrical power-generating station.

Food products.

Heavy equipment, storage, repair and sales, earth moving.

Ice, dry or natural.

Laundry plant (steam).

Machines, business, including typewriters, accounting machines, calculators, card-counting equipment, or similar products.

Machinery, miscellaneous, including repairs.

Machine tools, including metal lathes, metal presses, metal stamping machines, woodworking machines, or similar products.

Mattresses, including rebuilding or renovating.

Musical instruments, including pianos or organs.

Orthopedic or medical appliances, including artificial limbs, braces, supports, stretchers or similar products.

Paper products, including envelopes, stationery, bags, boxes, shipping containers, bulk goods, tubes, wallpaper printing, or similar products.

Pharmaceutical products.

School, commercial or trade.

Sporting or athletic equipment.

Steel products, miscellaneous fabrication or assembly.

Textiles, spinning, weaving, manufacturing, dyeing, bleaching, printing, knit goods, yard thread or cordage.

Tires, recapping or vulcanizing shop.

Tools or hardware, including bolts, nuts, screws, doorknobs, drills, hand tools or cutlery, hinges, house hardware, locks nonferrous metal castings, plumbing appliances, or similar products.

Toys and novelty products.

Vehicles, children's, including bicycles, scooters, wagons, baby carriages or similar vehicles.

Venetian blinds, window shades, or awnings.

(5) Other required conditions:

- (a) Site plan. A site plan shall be submitted to and approved by the building official prior to the issuance of a zoning permit.
- (b) Floor area. The floor area of any building or buildings on a lot in an M-1 District shall not exceed one and one-half times the number of square feet in the lot.
- (c) Building area. The maximum allowable building area in the M-1 District shall not exceed 75 percent of the gross area of the lot or tract of land.
- (d) Height regulation. No building or structure shall exceed 100 feet in height unless set back from the required yard lines an additional foot for each 4 feet in height above 100 feet.

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 General Zoning Ordinance of the City of Sherman, Texas, and that sections of this ordinance may be renumbered or relettered 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 7th day of March, 2016.

ADOPTED on this the 7th day of March, 2016.

EFFECTIVE DATE on this the 7th day of March, 2016.

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**