

Proposed Ordinance on Building Orientation

Purpose:

--The City regulates single family residential buildings under its zoning ordinances for general conformity of surrounding lots and structures. While front, side and rear yards are well established under current ordinances, there is no ordinance that speaks to the orientation, or positioning of the “front” of such buildings.

--This issue was raised in early Spring 2024 regarding a corner lot on W. Dana Ln where the builder wanted to orient the “front” of the house facing the side yard adjacent to Smithdale Rd. The building’s main entrance and architectural detail was mostly in the side yard, leaving the front yard view on W. Dana Lane with just garages and a small side entrance. The City didn’t have an ordinance to address this issue at the time, and the Building Official had to negotiate with the builder to make several concessions to the building’s elevation facing W. Dana Ln., including a front entrance and additional architectural detail.

--The City of Bunker Hill Village has such a “building orientation” ordinance, which our City could adopt and add to its zoning ordinances under Section 74-245 -Supplementary District Regulations.

PROPOSED NEW ORDINANCE ON BUILDING ORIENTATION

Section 74-245 –Supplementary District Regulations

(m) Building orientation. Each main building shall be designed and constructed so that the building front, or apparent building front, is oriented toward the street adjacent to the front yard of the lot upon which such main building is located. The building front, or apparent building front, is that building side where the greatest amount of architectural detail is emphasized and the primary entrance is located.

Current City of Bunker Hill Ordinance:

§ 7.15. Building orientation.

Each main building shall be designed and constructed so that the building front, or apparent building front, is oriented toward the street adjacent to the front yard of the lot upon which such main building is located.

The building front, or apparent building front, is that building side where the greatest amount of architectural detail is emphasized and the primary entrance is located.

(Ord. No. 05-322, § 1, 2-15-05)

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF PINEY POINT VILLAGE, TEXAS, AMENDING CHAPTER 74, ARTICLE IV. OF THE CODE OF ORDINANCES BY CREATING A NEW SUBSECTION UNDER SECTION 74-245 –SUPPLEMENTARY DISTRICT REGULATIONS REGARDING THE ORIENTATION OF A BUILDING.

* * * * *

WHEREAS, the zoning regulations and districts established in Chapter 74 of the Code of Ordinances for the City of Piney Point Village, Texas have been made in accordance with a comprehensive plan for the purpose of promoting the health, safety and general welfare of the city and its inhabitants; and

WHEREAS, such regulations and such district have been designed to lessen congestion on the streets; to secure safety from fire, panic and other dangers; to facilitate adequate provisions of transportation, particularly in times of natural disaster when timely evacuation is critical for the protection of lives; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; and to facilitate adequate provisions of water, sewage, schools, parks and other public requirements; and

WHEREAS, these regulations have been made with reasonable consideration of the character of the city and its suitability for a particular use, and with a view of conserving the value of buildings and encouraging the most appropriate use of land throughout the city; and

WHEREAS, pursuant to Section 74-98 of the Piney Point Village Code of Ordinances, the City Council of the City of Piney Point Village, Texas and the Planning and Zoning Commission of the City of Piney Point Village, Texas have each held a public hearing to consider possible amendments to the Piney Point Village Code of Ordinances; and

WHEREAS, pursuant to Section 74-98 of the Piney Point Village Code of Ordinances, the Planning and Zoning Commission of Piney Point Village, Texas submitted its written recommendation to the City Council of the City of Piney Point Village, Texas concerning proposed amendments to Chapter 74, Article IV., Section 74-245 -Supplemental District Regulations relating to the orientation of a building; and

WHEREAS, pursuant to Section 74-98 of the Piney Point Village Code of Ordinances, the City Council of the City of Piney Point Village, Texas has considered the recommendation of the Planning and Zoning Commission, concerning the proposed amendments to Chapter 74, Article IV., Section 74-245 -Supplemental District Regulations of the Piney Point Village Zoning Code relating to the orientation of a building; and

WHEREAS, the City Council of the City of Piney Point Village, Texas, has concluded that amendments should be made to Chapter 74, Article IV., Section 74-245 -Supplemental District Regulations, of the Piney Point Village Code of Ordinances relating to relating to the orientation of a building.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PINEY POINT VILLAGE, TEXAS, THAT:

Section 1. The recitals set forth above are found to be true and correct and are adopted as the findings of fact of the City.

Section 2. Chapter 74, Article IV., Section 74-245 -Supplemental District Regulations of the Code of Ordinances of the City of Piney Point Village, Texas is hereby amended by adding **Subsection (m) *Building Orientation*** to read as set out in Appendix A, attached hereto. All other portions of the Piney Point Village Code of Ordinances not specifically amended hereby remain in full force and effect.

Section 3. All ordinances and parts of ordinances in conflict with this Ordinance are repealed to the extent of the conflict only.

Section 4. If any word, phrase, clause, sentence, paragraph, section or other part of this Ordinance or the application thereof to any person or circumstance, shall ever be held to be invalid or unconstitutional by any court of competent jurisdiction, neither the remainder of this Ordinance, nor the application of such word, phrase, clause, sentence, paragraph, section or other part of this Ordinance to any other persons or circumstances, shall be affected thereby.

Section 5. The City Council officially finds, determines and declares that a sufficient written notice of the date, hour, place and subject of each meeting at which this Ordinance was discussed, considered or acted upon was given in the manner required by the Texas Open Meetings Act, as amended, and that each such meeting has been open to the public as required by law at all times during such discussion, consideration and action. The City Council ratifies, approves and confirms such notices and the contents and posting thereof.

PASSED, APPROVED, AND RESOLVED this _____ day of _____, 2024.

Aliza Dutt
Mayor

Attest:

Robert Pennington
City Administrator / City Secretary

ORDINANCE NO. _____

ATTACHMENT A

Chapter 74

Article IV.

Section 74-245 –Supplementary District Regulations

(m) *Building Orientation.* Each main building shall be designed and constructed so that the building front, or apparent building front, is oriented toward the street adjacent to the front yard of the lot upon which such main building is located. The building front, or apparent building front, is that building side where the greatest amount of architectural detail is emphasized and the primary entrance is located.