

**CITY OF DORCHESTER, TEXAS**  
**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY OF DORCHESTER, TEXAS, ADOPTING A COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP AND DIVIDING THE CITY INTO SEVERAL DISTRICTS; ESTABLISHING AND PROVIDING FOR ZONING REGULATIONS AND CREATING ZONING DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN; WITHIN SUCH DISTRICTS REGULATING THE USE OF LAND, BUILDINGS AND STRUCTURES; REGULATING THE HEIGHT, SIZE, AND LOCATIONS OF BUILDINGS; ESTABLISHING DENSITY, OPEN SPACE, SCREENING, AND MINIMUM OFF-STREET PARKING REQUIREMENTS; REGULATING THE ERECTION, REPAIR, AND ALTERATION OF ALL BUILDINGS AND STRUCTURES; PROVIDING FOR SPECIFIC USE PERMITS FOR CERTAIN USES; RECOGNIZING NONCONFORMING USES AND STRUCTURES AND PROVIDING RULES FOR THE REGULATION THEREOF; PROVIDING FOR CERTIFICATES OF OCCUPANCY AND COMPLIANCE; DEFINING CERTAIN TERMS; PROVIDING A METHOD OF AMENDMENT; PROVIDING A PENALTY FOR VIOLATION OF SUCH ORDINANCE AND FOR INJUNCTIVE RELIEF TO PERSONS AFFECTED BY THE VIOLATION OF SAID ORDINANCE; PROVIDING A SAVING CLAUSE; ESTABLISHING THAT THE MEETING AND PUBLIC HEARING FOR ADOPTION OF THIS ORDINANCE WERE PUBLISHED IN CONFORMANCE WITH STATE LAW AND THE REQUIREMENTS OF THE TEXAS OPEN MEETINGS ACT; and PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City Council of the City of Dorchester desires to promote the public health, safety and general welfare of the property and citizens of the City of Dorchester under authority granted by Chapter 211 of the Local Government Code in accordance with the City's Comprehensive Plan;

**WHEREAS**, the Dorchester City Council has met during the course of the last sixteen months to develop and review regulations governing land uses and property requirements to create a final recommendation;

**WHEREAS**, a public hearing as required by Ch. 211 of the Local Government Code was held during an open meeting and published in accordance with the laws governing the adoption of zoning regulations within the City.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DORCHESTER, TEXAS, THAT:**

**SECTION 1.** The City of Dorchester Zoning Regulations, attached hereto and considered included as a part of this ordinance as if incorporated fully herein, are approved and adopted as the regulations governing land use and zoning within the City of Dorchester.

**SECTION 2.** The City of Dorchester Zoning Map, dated April 11, 2022 and considered included

as a part of this ordinance as if incorporated fully herein, is approved and adopted as the zoning map for all properties within the City of Dorchester.

**SECTION 3.** That if any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

**SECTION 4.** This ordinance shall be deemed and interpreted to override or amend any other ordinances, regulations, policies or laws with which it is in conflict and any and all such ordinance, regulations, policies and laws shall be deemed temporarily suspended until this ordinance is repealed by official action of the City Council of the City of Dorchester.

**SECTION 5.** That the City Secretary is hereby ordered and directed to cause this ordinance to be published in conformity with the City Charter and laws of the State of Texas.

**SECTION 6.** That this ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect from and after publication of caption in newspaper of record.

**SECTION 7.** That the meetings at which this ordinance was considered, discussed and approved and the public hearing on this ordinance were open to the public and properly posted in conformity to the Texas Open Meetings Act and other laws of the State of Texas and the City Charter.

**PASSED AND APPROVED** by vote of the City Council of the City of Dorchester, Texas, on this the \_\_\_ day of \_\_\_\_\_, 2022.

ATTEST:

SIGNED:

\_\_\_\_\_  
City Secretary, Becky Vincent

\_\_\_\_\_  
Mayor, David Smith