

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TIOGA AMENDING AND ADDING A SECTION TO PROVIDE NEW CONSTRUCTION ARCHITECTURAL AND MATERIAL GUIDELINES TO THE ORDINANCE 259 SECTION 15 C-3

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TIOGA

ARCHITECTURAL AND MATERIALS GUIDELINES FOR ANY NEW CONSTRUCTION OR RENOVATIONS OF EXISTING STRUCTURES

15.A.6.1. The finished size of the building shall not exceed 2 stories in height. Buildings must be finished on all four sides with a higher level of finish on the front façades. A “front façade” shall be those façades directly visible from an adjacent street and the façade used as the primary entrance.

ARCHITECTURAL GUIDELINES FOR BUSINESSES.

15.A.6.2.

- a. Frontier, prairie or Western style false fronts no more than two stories high.
- b. Display windows on lower level only
- c. Overhangs in front; i.e. a “porch” over sidewalk
- d. Peaked roof, if any, to be concealed by false front
- e. Architectural details at front façade must be incorporated to reflect frontier, prairie or Western styling, such as swinging doors, western style etched glass, moldings, hitching post decorative objects, wood, brick or cement made to mimic wood or brick sidewalks, etc.
- f. Recesses or outdoor patios at or adjacent to front façades must present a welcoming atmosphere, with landscaping, optional small fountains, plantings, and adequate room for small outdoor furniture.
- g. Lighting and signage should reflect Frontier, prairie or Western architectural style.

15.A.6.2.1 All buildings used for business activity within the C-3 Central Area Commercial District must be consistent with the community's identity, character, and scale. Examples of these types of business buildings are attached as Exhibit A.

- a. All developers must present a concept plan and preliminary site plan for approval to the City Council.

Building materials and colors.

15.A.7.1. Buildings within the C-3 Central Area Commercial District may be constructed only of wood, brick, or stone or products that mimic the aesthetics of wood, brick, or stone.

15.A.7.2. A variety of exterior materials and color may be selected for use as the dominant material on the façade of a building, but the number of materials on a single building shall be limited to no more than three (3) materials and complementary color choices that conform to the frontier, prairie and western style themes in order to achieve a 'clean' design style.

15.A.7.3 Windows shall not be glazed with heavily tinted, mirrored or reflective glass. Solar screens to control temperature regulation will be permitted.

15.A.7.4. Maintenance and durability of materials shall be considered as important qualities for every element of the design. All aspects of the property including clean kept landscaping, and safety features.

15.A.7.5 All businesses in the C-3 Central Area Commercial District must maintain all State, Federal and City laws as they apply to safety, EEOC guidelines, and any other laws required.

Savings/Repealing Clause.

All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation, if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinance shall remain in full force and effect.

Severability.

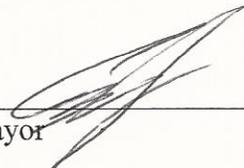
Should any section, subsection, sentence, clause or phrase of this ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of the Ordinance shall remain in full force and effect. City hereby declares that it 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 or invalid.

Effective Date.

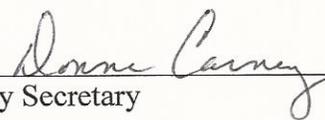
This Ordinance shall be come effect upon its passage and publication as required by law.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF TIOGA, TEXAS ON THIS THE 10th DAY OF October, 2016.



Mayor

ATTEST:



City Secretary

