

ORDINANCE NO 10

CITY OF ADDISON

COMPREHENSIVE ZONING ORDINANCE OF 1957

^{3/6} AN ORDINANCE OF THE CITY OF ADDISON, TO BE KNOWN AS THE COMPREHENSIVE ZONING ORDINANCE, PROVIDING FOR ZONING REGULATIONS AND USE DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN, WHICH, TOGETHER WITH THE ZONING MAP, WILL CONSTITUTE THE ZONING ORDINANCE OF THE CITY OF ADDISON; PROVIDING A PENALTY OF NOT TO EXCEED ONE HUNDRED DOLLARS (\$100.00) FOR EACH VIOLATION; AND DECLARING AN EMERGENCY.

WHEREAS, the governing body, after considering the recommendations of the City Zoning Commission made after the holding of public hearings, and after issuing notices and holding a public hearing and affording every person whose property was affected or who had any interest in the matter a free and fair opportunity to be heard, finds that the ordinance represents the best judgment of the City Zoning Commission and will promote the public health, safety and welfare of the people; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ADDISON, TEXAS:

ARTICLE I.

TITLE, DESIGNATION AND GENERAL PROVISIONS

SECTION 1. This ordinance shall be known as the Comprehensive Zoning Ordinance of the City of Addison of 1957.

SECTION 2. - Purpose:

The zoning regulations and districts, as herein established, have been made in accordance with a comprehensive plan for the purpose of promoting health, safety, morals, and general welfare of the community, They have been designed to lessen congestion in the streets; to secure safety from fire, panic and other dangers; to provide adequate light and air; to prevent

the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewages and other public requirements. They have been made with reasonable consideration, among other things, of the character of the district and its peculiar suitability for the particular uses and with a view of conserving the value of buildings and encouraging the most appropriate use of land throughout the community.

SECTION 3. - Definitions:

The following words shall, for the purpose of this ordinance, have the meaning here applied, viz:

GENERALLY, words used in the present tense include the future, words in the singular number include the plural, words in the plural include the singular, the word "building" includes the word "structure", the word "shall" is mandatory and not directory.

AN ACCESSORY BUILDING is a building subordinate to the main building on a lot and used for purposes customarily incidental to those of the main building.

AN ALLEY is a public right-of-way or thoroughfare which affords only a secondary means of access to abutting property.

A BUILDING is any structure built for support, shelter, or enclosure of persons, animals, chattels, records or other movable property and when separated in a manner sufficient to prevent fire, each portion of such building shall be deemed a separate building.

A COURT is an open unoccupied space other than a yard, on the same lot with a building and which is bounded on two or more sides by the building.

A CLINIC is a group of offices for one or more physicians,

surgeons or dentists engaged in treating the sick or injured, but not including rooms for patients.

A DUPLEX is a detached building having separate accommodations for and occupied by not more than two families.

A FAMILY is one or more individuals living together as a single housekeeping unit, as distinguished from a group occupying a boarding house, lodging house, fraternity house or hotel.

A GARAGE, attached, is a garage which has one or more walls common with the principal building on a lot or which is attached to the principal building by an enclosed porch, loggia, or passage way, the roof of which is a part or an extension of the roof of the principal building and for the purpose of the height and area regulations of this ordinance, such a garage is to be considered a part of the principal building. A detached garage is a garage existing separate and apart from the main building, but situated on the same lot, tract or parcel of land with the main building.

HEIGHT is the height of a building or portion thereof, measured from the mean level of the ground surrounding the building to the highest point of the roof's surface if a flat surface, to the deck line of mansard roofs, or to the mean height level between eaves and ridge for hip and gable roofs. In measuring the height of a building, parapet walls not exceeding four feet in height, chimneys, cooling towers, ornamental cupolas, domes or spires shall be excluded.

A LOT is the parcel of land on which a principal building and its accessories are placed, together with its required open spaces.

OCCUPANCY as used in this ordinance pertains to, and is the

purpose for which a building or land is used or intended to be used. Changes of occupancy is not intended to include change of tenants or proprietors.

REPAIR is the reconstruction, or renewal of any part of an existing building for the purpose of its maintenance. The word "Repairs" shall not apply to structural alterations.

ROOMING OR LODGING HOUSE is a building other than a hotel where lodging is provided for compensation. The term "lodging house" shall include the word "rooming house".

STANDARD MASONRY CONSTRUCTION is a building, in a "Residential, Duplex, or Apartment District", having at least 75% of the exterior walls constructed of brick, stone, concrete block or other masonry construction.

STANDARD MASONRY CONSTRUCTION in a Commercial or Industrial area shall be constructed in accordance with the Building Code of the City of Addison.

STORY means that portion of a building between the surface of any floor and the surface of the floor next above, or if there be no floor above, then the space between the ground floor and the ceiling next above.

A HALF STORY is the space under a sloping roof, which has the line of intersection of roof decking and wall space not more than three feet above the top floor level. A half-story containing an independent apartment or living quarters shall be counted as a full story.

SIGNS shall mean outdoor advertising of businesses located on the premises of the sign, but shall not include outdoor advertising billboards.

STRUCTURAL ALTERATIONS means any change in any supporting member of a building, such as a bearing wall, column, partition, beam or girder, or any change in the pitch or height of the roof.

STRUCTURE is any thing constructed or erected, the use of which requires permanent location on the ground or attached to something having a fixed location on the ground.

NON-CONFORMING USE means any building or land lawfully occupied by a use which does not conform with the use or regulations of the district in which it is situated.

ACCESSORY USE means a use customarily incident to the principal use.

VISION CLEARANCE means a space left open and unobstructed by fences, structures, shrubs, trees or other plant life along streets at the corner in front of the building line of lots contiguous to intersecting streets.

YARD means an open space on the same lot with a building, unoccupied and unobstructed by any portion of a structure from the ground upwards.

FRONT YARD means an open unoccupied space on the same lot with a building situated between the front of the building and a street line of the lot.

REAR YARD means a space, unoccupied except by an accessory building as hereinafter permitted, extending the full width of the lot between a line projected the full width of the lot along the rear wall of a main building and the rear lot line.

SIDE YARD means an open, unoccupied space on the same lot with a building between the building and the side line of the lot and extending through from the street or from the front yard to the rear yard or to the rear lot line.

SECTION 4. - General Provisions:

Except as hereinafter provided, no building shall be

constructed, re-constructed, erected, converted, enlarged or structurally altered, nor any building or land used which does not comply with all the regulations established by this ordinance in the district in which such building or land is located.

Except as hereinafter provided, no lot area shall be so reduced or diminished that the yards or other open spaces shall be smaller than herein prescribed.

Except as hereinafter provided, no yard or other open space to be used in connection with any building for the purpose of complying with the provisions of these regulations shall be considered as providing a yard or open space for any other building nor shall a yard or other open space on adjoining property be considered as providing a yard or open space on a lot wherein a building is to be erected.

Except as hereinafter provided, every building hereafter erected or structurally altered shall be located on a lot as herein defined and in no case shall there be more than one main building and its accessory buildings on one lot, except as specifically provided herein for commercial and industrial districts.

In all residential and duplex areas, the main buildings shall not exceed 30% of the area of the lot, estate or other land on which the same is situated.

ARTICLE II.

SECTION 1. The City of Addison is hereby divided into eight (8) types of districts. The use, height, and area regulations are uniform within each district. These districts shall be known as:

- "A" Residential District
- "B" Residential District
- "C-M" Commercial District
- "C-FP" Commercial District
- "I-M(1)" Industrial District
- "I-M(2)" Industrial District
- "I-FP" Industrial District
- "I" Industrial District

SECTION 2. The boundaries of these districts are indicated upon the zoning map of the City of Addison which is on file in the office of the City Secretary and is made a part of this ordinance as if the same were copied in full herein.

SECTION 3. No land shall be used for and no building shall be erected for or converted to any use other than provided in the regulations prescribed for the district in which it is located, except as hereinafter provided.

ARTICLE III.

NEWLY ANNEXED TERRITORY

SECTION 1. All territory annexed to the City of Addison hereafter shall be temporarily classified for "A" Residential District use purposes only until permanently zoned by the governing body of the City of Addison. The City Planning Commission shall, as soon as practicable after annexation of any of the territory to the City of Addison, institute proceedings on its own motion to give the newly annexed territory a permanent zoning, and the procedure to be followed shall be the same as is provided by law for the adoption of the original zoning regulations.

SECTION 2. In an area temporarily classified for "A" Residential purposes only, no permit for the construction of a building other than authorized under such use district regulations shall be issued until such permit has been specifically authorized by the governing body.

ARTICLE IV.

"A" RESIDENTIAL DISTRICT REGULATIONSSECTION 1. - Use Regulations:

In an "A" Residential District, no land shall be used and no building shall be erected for or converted to any use other than:

- (a) One-family detached dwellings.
- (b) Churches.
- (c) Schools, including elementary schools, high schools, and institutions of higher education.
- (d) Libraries, parks, playgrounds and community centers owned and operated by the City.
- (e) Telephone exchanges.
- (f) Gardening.
- (g) Farming, except that which in form and type is prohibited by other ordinances and laws.
- (h) Temporary buildings necessary to new construction provided they are razed and removed within thirty days after substantial completion of such new construction, or failing completion of a new construction then within sixty days from the commencement of such temporary construction.
- (i) Fire stations.
- (j) One attached or detached garage with one or more compartments, and which complies with all other requirements as to locations and size. A detached private garage shall not occupy more than eight per cent (8%) of the area of the lot, nor in any event have a ground floor area of more than six hundred (600) square feet.
- (k) Servant's quarters, or other necessary buildings,

which, together with the garage, shall not exceed six hundred (600) square feet in the aggregate.

No accessory building shall be occupied as a place of abode or dwelling by anyone other than a bona fide servant actually and regularly employed by the occupant of the main building.

SECTION 2. - Building Regulations:

(a) Minimum Size: The minimum area of the main building shall be one thousand (1,000) square feet, exclusive of garages, breezeways and servant quarters.

SECTION 3. - Height Regulations:

No building shall exceed two standard stories in height.

SECTION 4. - Area Regulations:

(1) Front Yard. (a) There shall be a front yard having a depth of forty (40) feet, except as provided in paragraph (8).

(b) Where lots have double frontage, running through from one street to another, the required front yard shall be provided on both streets.

(2) Side Yard. There shall be a side yard on each side of the lot having a width of not less than eight (8) feet or ten per cent (10%) of the width of the lot at the building line, whichever is greater, but such side yard need not in any event exceed fifteen (15) feet. An unenclosed and uncovered porch may extend into the side yard to within two (2) feet of the side lot line. Except that the side yard of a corner lot adjacent to a side street shall not be less than twenty (20) feet.

(3) Rear Yard. There shall be a rear yard having a depth of not less than twenty-five (25) feet.

(4) Area of the Lot. The minimum area of the lot shall be nine thousand (9,000) square feet.

(5) Width of Lot. The minimum width of the lot shall be sixty (60) feet.

(6) Minimum depth of Lot. The minimum depth of the lot shall be one hundred twenty-five (125) feet.

(7) Parking Regulations. Off street parking space shall be provided on the lot to accommodate one (1) motor car for each dwelling unit, however, no supporting member of any garage, carport, or other automobile storage structure shall be located within the required front yard.

(8) Exception to Front Yard Requirement. Along streets already having a uniform building line, new structures shall conform to that so existing. If there is a variance in the depth of these already existing in the same block and on the same side of the street as the lot to be built on, the building line of the new building shall conform to that of the building to its right, when looking toward the street. If such new building is to be constructed on a corner lot, the front building line shall conform to that of the building nearest thereto on the same side of the street in the same block. However, this regulation shall not be construed as requiring a building line of more than fifty (50) feet from the front lot line.

ARTICLE V.

"B" RESIDENTIAL DISTRICT REGULATIONSSECTION 1. - Use Regulations:

In a "B" Residential District, no land shall be used and no building shall be erected for or converted to any use other than uses permitted in an "A" Residential District.

SECTION 2. - Building Regulations:

(a) Minimum Size: The minimum area of the main building shall be seven hundred fifty (750) square feet, exclusive of garages, breezeways and servant quarters.

SECTION 3. - Height Regulations:

No building shall exceed two standard stories in height.

SECTION 4. - Area Regulations:

The area regulations in "B" Residential District shall be the same as those in an "A" Residential use district, except as follows, to-wit:

(a) The minimum area of the lot shall be seven thousand five hundred (7,500) square feet.

ARTICLE VI.

"C-M" COMMERCIAL DISTRICT REGULATIONSSECTION 1. - Use Regulations:

In a "C-M" Commercial District, no land shall be used and no building shall be erected for or converted to any use other than:

- (1) Any use permitted in an "A" Residential District.
- (2) Retail stores, offices, studios, personal service shops, financial institutions, telegraph and telephone offices, hotels, tourist courts, restaurants, public garages, gasoline service stations, laundries and washaterias, municipal buildings, clinics, and signs which in the opinion of the governing body do not create a nuisance, fire hazard or hazard against public safety.

SECTION 2. - Building Regulations:

(a) Type of Materials: All main buildings or other buildings facing a street shall be of standard masonry construction.

SECTION 3. - Height Regulations:

The maximum height for the main buildings shall be four stories, but not exceeding fifty (50) feet.

SECTION 4. - Area Regulations:

(1) Front Yard: No front yard shall be required for Commercial use.

(2) Side Yard: No side yard shall be required for Commercial use.

(3) Rear Yard: No rear yard shall be required for Commercial use.

(4) Parking Regulations:

(a) Any building hereafter erected, altered or converted for Commercial use shall provide off-street parking space at the following ratio:

1. Buildings having less than five thousand (5,000) square feet of floor area shall provide one (1) space for each five hundred (500) square feet of floor building area.

2. Buildings having more than five thousand (5,000) but not more than ten thousand (10,000) square feet of floor area shall provide ten (10) spaces plus one (1) space for each three hundred thirty (330) square feet of floor area above five thousand (5,000) square feet.

3. Buildings having over ten thousand (10,000) square feet of floor area shall provide twenty-five (25) parking spaces plus one (1) space for each two hundred (200) square feet of floor area in excess of ten thousand (10,000) square feet.

4. Where more than one building is located upon a lot, the parking requirements shall be based upon the total floor area of all such structures.

(b) Professional offices shall provide off-street parking space at a ratio of one (1) parking space for each five hundred (500) square feet of floor area.

(c) Establishments for the sale and consumption on the premises of food or refreshments shall provide off-street parking space at the ratio of one (1) space for each one hundred fifty (150) square feet of floor space.

ARTICLE VII.

"C-FP" COMMERCIAL DISTRICT REGULATIONS

SECTION 1. - Use Regulations:

In a "C-FP" Commercial District, no land shall be used and no building shall be erected for or converted to any use other than uses permitted in a "C-M" Commercial use district.

SECTION 2. - Building Regulations:

(a) Type of Materials: All buildings hereafter erected, constructed, altered, repaired or used in a "C-FP" Commercial use district shall be constructed of fireproof materials, and not of wood.

SECTION 3. - Height Regulations:

The height regulations shall be the same as those in a "C-M" Commercial use district.

SECTION 4. - Area Regulations:

The area regulations shall be the same as those in a "C-M" Commercial use district.

ARTICLE VIII.

"I-M(1)" INDUSTRIAL DISTRICT REGULATIONSSECTION 1. - Use Regulations:

In an "I-M(1)" Industrial District, no land shall be used and no building shall be erected for or converted to any use other than:

(1) Any use permitted in a "C-M" Commercial use district.

(2) Any lawful industrial business purpose except acetylene gas manufacture or gas storage, slaughter houses, animal fertilizer factories, manufacture or storage of gun powder, fireworks, or other explosives, production or storage of garbage, dead animals or refuse, stockyards or any other use which is obnoxious or offensive by reason of odor, dust, smoke, gas or noise.

SECTION 2. - Building Regulations:

(a) Type of Materials: All buildings shall be of standard masonry construction.

SECTION 3. - Height Regulations:

There are no building height regulations in an "I-M(1)" Industrial District.

SECTION 4. - Area Regulations:

(1) Front Yard: No front yard shall be required for Industrial use.

(2) Side Yard: No side yard shall be required for Industrial use.

(3) Rear Yard: No rear yard shall be required for Industrial use.

(4) Parking Regulations:

(a) Manufacturing, industrial, and processing establishments, and all other industrial uses permitted in said

district shall provide off-street parking space at a ratio of one (1) space for each three (3) employees. The maximum number of employees on duty at any time, day or night, shall be the basis determining parking requirements for any establishment. Where the number of employees is indeterminate, off-street parking space shall be provided at a ratio of one (1) space for each one thousand (1,000) square feet of floor area.

(b) Commercial uses in an "I-M(1)" Industrial use district shall provide the parking space required in a Commercial use district.

(c) All industrial use buildings shall provide and maintain off-street facilities for the loading and unloading of merchandise and goods within the building or on the lot adjacent to a public alley or private service drive to facilitate the movement of traffic on the public streets. Such space shall consist of a minimum area of ten (10) feet by twenty-five (25) feet for each twenty thousand (20,000) square feet of floor space or fraction thereof in excess of three thousand (3,000) square feet in the building or on the lot used for industrial purposes.

ARTICLE IX.

"I-M(2)" INDUSTRIAL DISTRICT REGULATIONSSECTION 1. - Use Regulations:

In an "I-M(2)" Industrial District, no land shall be used and no building shall be erected or converted to any use other than uses permitted in an "I-M(1)" Industrial use district.

SECTION 2. - Building Regulations:

All buildings shall be of standard masonry construction.

SECTION 3. - Height Regulations:

The height regulations shall be the same as those in an "I-M(1)" Industrial use district.

SECTION 4. - Area Regulations:

The area regulations shall be the same as those in an "I-M(1)" Industrial use district, except:

(a) Front Yard: All buildings hereafter erected, constructed, reconstructed, altered, repaired or used in such district shall be set back a minimum distance of forty (40) feet from the front property line.

ARTICLE X.

"I-FP" INDUSTRIAL DISTRICT REGULATIONS

SECTION 1. - Use Regulations:

In an "I-FP" Industrial District, no land shall be used and no building shall be erected for or converted to any use other than uses permitted in an "I-M(1)" Industrial use district.

SECTION 2. - Building Regulations:

(a) Type of Materials: All buildings hereafter erected, constructed, altered, repaired or used in an "I-FP" Industrial use district shall be constructed of fireproof materials, and not of wood.

SECTION 3. - Height Regulations:

The height regulations shall be the same as those in an "I-M(1)" Industrial use district.

SECTION 4. - Area Regulations:

The area regulations shall be the same as those in an "I-M(1)" Industrial use district.

ARTICLE XI.

"I" INDUSTRIAL DISTRICT REGULATIONSSECTION 1. - Use Regulations:

In an "I" Industrial District, no land shall be used and no building shall be erected for or converted to any use other than:

(1) Any use permitted in an "I-M(1)" Industrial use District.

(2) Airports; provided, no motor testing cells or stands shall be maintained on any airport or within limits of the City of Addison. Any airport established within the limits of the City shall have regulations which prohibit any person operating an airplane from said airport from flying over any public school, and such regulation shall prescribe the routes or patterns to be followed to prevent airplanes from flying over any school building or school ground.

SECTION 2. - Building Regulations:

(a) Type of Materials: Buildings in an "I" Industrial District may be constructed of any type of standard building materials.

SECTION 3. - Height Regulations:

The height regulations shall be the same as those in an "I-M(1)" Industrial use district.

SECTION 4. - Area Regulations:

The area regulations shall be the same as those in an "I-M(1)" Industrial use district.

ARTICLE XII.

NON-CONFORMING USES

Any lawful use of property existing on the date of the adoption of this ordinance which does not conform to the regulations prescribed herein shall be deemed a non-conforming use and may be continued subject to such regulations as to the maintenance of premises and conditions of operation as may, in the judgment of the Board of Adjustment, be reasonably required for the protection of adjacent property. A non-conforming use may be extended throughout an existing building provided no structural alterations, except those required by law or ordinance shall be made therein, and if no structural alterations are made, a non-conforming use of a building may be changed to another non-conforming use of the same or more restricted classification. A non-conforming use, if changed to a conforming use, may not thereafter be changed back to any non-conforming use. If a non-conforming use is discontinued for a period exceeding six months, such non-conforming use shall be deemed to have been abandoned and any future use thereof shall conform to the terms of this ordinance.

ARTICLE XIII.

PERMITS AND CERTIFICATES

SECTION 1. It shall be unlawful for any person, firm or corporation to commence the construction, enlargement or structural alteration of any building in the City of Addison, or using or occupying the same without first applying for and securing a building permit, or to use or occupy the same without first securing a certificate of occupancy and compliance from the City Secretary. Application shall be made on forms furnished by the City Secretary.

ARTICLE XIV.

SPECIAL PARKING AND AREA REGULATIONS AND EXCEPTIONSSECTION 1. - Vision Clearance:

On any corner lot on which front and side yards are required, no wall, fence, structure, sign, tree, shrub, or hedge may be maintained as to cause danger to traffic by obstructing the view and when topography prevents a clear view, this bank shall be removed.

SECTION 2. - Building Lines:

(a) The front building line of the main dwelling hereafter constructed in residence districts, or altered in such manner as to change the position of such front building line, shall be located the distance required from the front lot line as may be required in the residential district in which such dwellings are located.

(b) Open porches of dwellings may extend into the front yard a distance of ten feet from the main line of the building. Cornices and eaves of the main building may project not more than three feet into the front yard.

SECTION 3. - Lot Area:

On any lot separately owned on the date this ordinance becomes effective, a single family dwelling may be erected even though such lot has less area than required by these regulations.

SECTION 4. - Location of Dwellings and Buildings:

Only one main building for single family, two family, or multiple family use, with permitted accessory buildings, may be located upon a lot or unplatted tract. Every dwelling shall face or front upon a street or officially approved place, other than an alley, which means of access shall have a minimum width of thirty (30) feet. Where a lot or tract of land is used for commercial or industrial purposes, more than one main building

may be located upon the lot but only when such buildings conform to all the open space, parking and density requirements applicable to the uses and district, and when all such main buildings face upon a street or officially approved place, other than an alley. Whenever two or more main buildings, or portions thereof, are placed upon a single lot or tract and such buildings will not face upon a street or officially approved place, the same may be permitted when the site plan for such development is approved by the City Plan Commission so as to comply with the normal requirements for platting.

ARTICLE XV.

BOARD OF ADJUSTMENT

SECTION 1. It is the declared purpose of this ordinance that non-conforming uses be eliminated and be required to conform to the regulations prescribed in the preceding articles of this ordinance, having due regard for the property rights of the persons affected when considered in the light of the public welfare and the character of the area surrounding the designated non-conforming use and the conservation and preservation of property. The board shall from time to time on its own motion or upon cause presented by interested property owners inquire into the existence, continuation or maintenance of any non-conforming use within the City.

SECTION 2. There shall be a Board of Adjustment consisting of five members, or as many as provided by law, appointed by the City Council. It shall have all the powers granted by and be organized and controlled by the provisions of Section 7, Chapter 283, of the Laws of 1927 and any amendments thereto.

ARTICLE XVI.

UNPLATTED PROPERTY

SECTION 1. The City Planning Commission of the City of Addison shall not approve any plat of any subdivision within the City Limits of the City of Addison until the area covered by the proposed plat shall have been permanently zoned by the City Council of the City of Addison.

SECTION 2. The City Planning Commission of the City of Addison shall not approve any plat of any subdivision within any area where a petition or ordinance for annexation or a recommendation for annexation to the City of Addison is pending before the City Council.

SECTION 3. In the event the City Planning Commission holds a hearing on proposed annexation, it may, at its discretion, at the same time hold a hearing upon the permanent zoning that is to be given to the area or tract to be annexed, and make a recommendation on both matters to the City Council so that the City Council can, if it desires, act on the matter of permanent zoning and annexation at the same time.

ARTICLE XVII.

ENFORCEMENT

The provisions of this ordinance shall be administered and enforced by the City Secretary of the City of Addison, or such other person as may be designated by the City Council. All applications for building permits shall be accompanied by a plat in duplicate, drawn to scale, showing the actual dimensions of the lot to be built upon, the size of the building to be erected, the use of the property, and such other information as may be necessary to provide for the enforcement of these regulations. A careful record of such applications and plats shall be kept in the office of the City Secretary, or such other person as may be designated by the City Council.

ARTICLE XVIII.

PENALTY FOR VIOLATION

Any person or corporation who shall violate any of the provisions of this ordinance or fail to comply therewith or with any of the requirements thereof, or who shall build or alter any building or use in violation of any detailed statement or plan submitted and approved hereunder, shall be guilty of a misdemeanor and shall be liable to fine of not more than One Hundred (\$100.00) Dollars, and each day such violation shall be permitted to exist shall constitute a separate offense. The owner or owners of any building or premises or part thereof, where anything in violation of this ordinance shall be placed or shall exist, and any architect, builder, contractor, agent, person or corporation employed in connection therewith and who may have assisted in the commission of any such violations shall be guilty of a separate offense and upon conviction, shall be fined as herein provided.

ARTICLE XIX.

CHANGES AND AMENDMENTS

SECTION 1. The governing body may from time to time amend, supplement, or change by ordinance the boundaries of the districts or the regulations herein established.

SECTION 2. Before taking action on any proposed amendment, supplement or change, the governing body shall submit the same to the City Planning Commission for its recommendation and report.

SECTION 3. Public hearings shall be held only after notices required by the laws of the State of Texas shall have been given in the manner required by law.

SECTION 4. The official zoning map of the City of Addison shall be kept in the office of the City Secretary. It shall be the duty of the City Secretary, or such other person as may be designated by the governing body, to keep the official map current by entering on such map any changes which the governing body may from time to time order by amendments to the zoning ordinance and map. The City Secretary, upon the adoption of this ordinance, shall affix a certificate identifying the map in his office as the official zoning map of the City of Addison.

ARTICLE XX.

VALIDITY

If any section, paragraph, subdivision, clause, phrase, or provision of this ordinance shall be adjudged invalid or held unconstitutional, the same shall not affect the validity of this ordinance as a whole or any part or provision thereof other than the part so decided to be invalid or unconstitutional.

ARTICLE XXI.

WHEN EFFECTIVE

This ordinance shall become effective immediately upon its passage and publication, as the law in such cases provides, and it is accordingly so ordained.

DULY PASSED BY THE CITY COUNCIL ON THIS 27 DAY OF
December, 1956.

APPROVED:

M W Morris
MAYOR

DULY ENROLLED:

Carroll Cooper
CITY SECRETARY

APPROVED AS TO FORM:

H. Louis Nichols
ATTORNEY