

ORDINANCE NO. 475

AN ORDINANCE AMENDING ORDINANCE NO. 461, PASSED BY THE CITY COUNCIL OF THE CITY OF ADDISON, TEXAS, ON DECEMBER 12, 1978, BY AMENDING SECTION 2 TO ADOPT SPECIAL DEVELOPMENT STANDARDS FOR MIDWAY MEADOWS; PROVIDING FOR A PENALTY NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEAL CLAUSE; AND DECLARING AN EMERGENCY.

WHEREAS, the City Council of the City of Addison, Texas, in compliance with the laws of the State of Texas and the ordinances of the City of Addison, have given requisite notices by publication and otherwise, and in the exercise of its legislative direction, have concluded that the Comprehensive Zoning Ordinance should be amended to read as follows:

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

SECTION 1. That Section 2 of Ordinance No. 461 is amended to read as follows:

SECTION 2. In the hereinabove described land, no land shall be used and no building shall be used, erected, or converted to any other use other than: Single-family and two-family dwelling and uses customarily incidental thereto when situated in the same dwelling and not involving the conduct of a business, including customary home occupations engaged in by occupants of the dwelling, but said incidental use shall never be permitted as a principal use, rather only as a secondary use engaged in by persons of the immediate family.

- (a) As provided in Planned Development District Article of the Comprehensive Zoning Ordinance, said property shall be improved in accordance with the development plans which are attached hereto and made a part hereof for all purposes.
- (b) No more than twenty-five percent (25%) of the land contained in property as zoned through Ordinance Nos. 459 & 460 shall be developed until at least one-third of the land contained herein has a bona fide contract between the developer and contractors, approved by the city, providing for the installation of street paving, sanitary sewer, and storm sewer conforming to the requirements therefore of the City of Addison.
- (c) 104 Zero-Lot-Line Single Family Lots
1. Typical Lot Minimum Requirements:
 - a. Lot area - 5750 sq. ft.
 - b. Lot depth - 115 ft.
 - c. Lot width - 50 ft.
 - d. Front Yard - 20 ft. at front entry garages with 10 ft. at screening walls, porte-cochere, or faces of the main residential building.
 - e. Side yard - 3 ft. at "zero" set back lines. 7 ft. at opposite side.
 - f. Rear yard - 12 ft. with 2- ft. at rear entry garages.
 - g. Lot coverage - 50% including accessory buildings but exclusive of swimming pools and cabanas.
 2. Maximum building height - 2 stories
 3. Minimum dwelling unit area - 12-- sq. ft. of living area.
 4. Exterior facade shall have a minimum of 70% masonry construction, excluding windows and doors, below the first floor ceiling plate line.
 5. Two off street parking spaces shall be provided for each dwelling unit.
- (d) 98 Single Family Detached Lots
1. Typical Lot Minimum Requirements:
 - a. Lot area - 7200 sq. ft.
 - b. Lot depth - 120 ft.
 - c. Lot width - 60 ft.
 - d. Front yard - 25 ft.

- e. Side yard - 5 ft. with 10 ft. at street side of corner lots.
 - f. Rear yard - 10 ft. with 20 ft. at rear entry garages.
 - g. Lot coverage - 40% including accessory buildings but exclusive of swimming pools and cabanas.
2. Maximum building height - 2 stories.
 3. Minimum dwelling unit area - 1200 sq. ft. of living area.
 4. Exterior facade shall have a minimum of 70% masonry construction, excluding windows and doors, below the first floor ceiling plate line.
 5. Two off street parking spaces shall be provided for each dwelling unit.

(e) 94 Duplex Lots

1. Typical Lot Minimum Requirements:
 - a. Lot area - 8800 sq. ft.
 - b. Lot depth - 110 ft.
 - c. Lot width - 80 ft.
 - d. Front yard - 20 ft.
 - e. Side yard - 5 ft., 10 ft. at street side of corner lots.
 - f. Rear yard - 10 ft. with 20 ft. at rear entry garages.
 - g. Lot coverage - 40% including accessory buildings but exclusive of swimming pools and cabanas.
2. Maximum building height - 2 stories
3. Minimum dwelling unit area - 1200 sq. ft. of living area.
4. Exterior facade shall have a minimum of 70% masonry construction, excluding windows and doors, below the first floor ceiling plate line.
5. Two off street parking spaces shall be provided for each dwelling unit.

(f) Sidewalks

Sidewalks 5' in width will be provided in the Single Family detached area only. The sidewalk will abut the curb of the

street and will conform to City of Addison construction specifications. Sidewalks will parallel street right-of-way, but will not extend into circles, loops, or other irregularities in paving design.

SECTION 2. That all ordinances of the city in conflict with the provisions of this ordinance be and the same are hereby repealed, and that all other ordinances of the city not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the city as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Hundred Dollars (\$200.00) for each offense and that each day such violation shall continue to exist shall constitute a separate offense.

SECTION 4. That should any paragraph, sentence, subdivision clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, 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 unconstitutional, illegal, or invalid and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 5. Whereas, the above described changes in Ordinance No. 461 shall be made in order to protect the public interest, comfort and general welfare of the city and create an urgency and emergency for the preservation of the public health, safety and welfare, it requires that this ordinance shall take effect immediately from and after its passage and publication of the caption as the law in such cases provides.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY
OF ADDISON, TEXAS, this the 13th day of February,
1979.

Tom Reddy
MAYOR

ATTEST:

Jacque Sharp
CITY SECRETARY

OFFICIAL DRAWINGS RELATING TO THIS
ORDINANCE ARE FILED IN THE OFFICIAL
ORDINANCE DRAWING BINDER, VOL. 1