

ORDINANCE NO. 654

AN ORDINANCE OF THE CITY OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE, AS HERETOFORE AMENDED, TO AMEND ARTICLE VIII-B, PLANNED DEVELOPMENT, TOWNHOUSE/CONDOMINIUM TO PROVIDE FOR AMENDMENT TO SECTION 7.B. 1., SETBACK REQUIREMENTS; PROVIDING FOR AMENDMENT TO SECTION 8., DENSITY; PROVIDING FOR AMENDMENT TO SECTION 12, PARKING, GARAGES, CARPORTS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEAL OF CONFLICTING ORDINANCES; AND DECLARING AN EMERGENCY.

WHEREAS, the City Planning Commission of the City of Addison, and the Governing Body of the City of Addison, Texas, in compliance with the laws of the State of Texas and the ordinance of the City of Addison, have given requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally, and to all persons interested and situated in the affected area and in the vicinity thereof, and in the exercise of its legislative direction, have concluded that the Comprehensive Zoning Ordinance should be amended, now, therefore,

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

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Addison, Texas, as heretofore amended, is hereby amended to amend Article VIII-B, Section 7. B. to amend 1. to read as follows:

Section 7. Lot and Building Regulations

B. Building Setback Requirements

1. Setback from streets (Public and Private)

- a. There shall be a front yard having a minimum depth of twenty-five (25) feet along any public or existing street.
- b. Setbacks of less than twenty-five (25) feet may be granted along private streets or public streets which are not through streets or are located totally within the project.
- c. Carports will be evaluated on each plan

SECTION 2. That the Comprehensive Zoning Ordinance of the City of Addison, Texas, as heretofore amended, is hereby amended to amend Article VIII-B, Section 9. to read as follows:

Section 9. Density

No specific density (ratio of dwelling units to land area) is set forth, however, the City has established a maximum of 40% floor area to total land area as a base. Consideration will be given to increase the buildable area when certain conditions have been provided. Quality in design, both site and architectural may be used as a basis for consideration to increase the buildable area. Based on the following criteria the maximum buildable area may be increased as indicated:

Base Percentage	40%
Detached Units	+ 5%
70% or more of all units fronting on landscaped motor courts	+ 5%
Possible Total	50% Buildable Area

In order to obtain the maximum buildable area, add any of the percentages that are applicable to the 40% base figure. Maximum building area may be calculated by multiplying the land area times the building area percentage.

SECTION 3. That the Comprehensive Zoning Ordinance of the City of Addison, Texas, as heretofore amended, is hereby amended to amend Article VIII-B, Section 12 to read as follows:

- A. Adequate parking space shall be provided to meet the requirements of the residents and their guests. One (1) parking space shall be provided for each 500 square feet or fraction thereof of airconditioned space with a minimum of two (2) spaces per dwelling unit. A minimum of 1/2 parking space shall be provided per unit as guest parking. No unit shall be constructed with less than one (1) covered enclosed parking space. Tandem parking will be acceptable. Guest parking may be averaged throughout the development, but must be in proximity to the unit served.
- B. Additional and adequate off-street parking spaces, as determined by the City Council, shall be provided adjacent to all swimming pools, parks, service building, and recreational areas.
- C. All parking areas on other than residential lots shall be arranged so as to reflect light away from lots containing dwellings and away from adjacent residential districts.

SECTION 4. 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 5. 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 6. 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 7. Whereas, the above described changes should 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 BY THE CITY COUNCIL OF THE CITY OF ADDISON,  
TEXAS, this the 13 day of January, 1981

MAYOR *[Signature]*

ATTEST:

*Jacque Sharp*  
CITY SECRETARY