

ORDINANCE NO. 698

AN ORDINANCE OF THE CITY OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE NO. 66 PASSED BY THE CITY COUNCIL ON MAY 11, 1965, AS HERETOFORE AMENDED, BY AMENDING ARTICLE VIII, LOCAL RETAIL DISTRICT, SECTION 3. AREA REGULATIONS, 2.C. SIDE YARD, BY DELETING 4. AREA OF THE LOT, 5. WIDTH OF THE LOT, 6. DEPTH OF THE LOT, 7. LOT COVERAGE; PROVIDING FOR A PENALTY NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; PROVIDING FOR A REPEAL OF CONFLICTING ORDINANCE; PROVIDING FOR A SEVERABILITY CLAUSE: AND DECLARING AN EMERGENCY.

WHEREAS, the City Planning and Zoning Commission of the City of Addison, Texas, and the City Council of the City of Addison, Texas, in compliance with the laws of the State of Texas with reference to the granting of zoning changes under the zoning ordinance and zoning map, 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 area, the City of Addison, Texas, is of the opinion 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 Article VIII, Local Retail District, Section 3. 2. C. of the Comprehensive Zoning Ordinance is hereby amended to read as follows:

Section 3. Area Regulations

2. Side Yard

C. The building side yard setback should be twenty-five

(25') from the property line when adjacent to a street.

SECTION 2. That Article VIII, Local Retail District, Section 4. Area of the Lot, Section 5. Width of the Lot, Section 6. Depth of the Lot, Section 7. Lot Coverage is hereby deleted from the Comprehensive Zoning Ordinance No. 66.

SECTION 3. Any person, firm or corporation violating any provisions of this ordinance shall be deemed guilty of a misdemeanor, and upon conviction in Municipal Court shall be subject to a fine not to exceed the sum of \$200.00 for each offense, and each and every day said violation continues shall constitute a separate offense.

SECTION 4. That all ordinances of the City in conflict with the provisions of this Ordinance, be, and the same are hereby repealed, and all other ordinances of the City not in conflict with the provisions of this Ordinance shall remain in full force and effect.

SECTION 5. Should any word, phrase, clause, sentence, paragraph or portion of this ordinance be held to be invalid or unconstitutional, the same shall not affect that portion of the ordinance not held to be invalid or unconstitutional, and the remaining portion shall continue in full force and effect the same as if no portion of the ordinance was held to be void or unconstitutional.

SECTION 6. The fact that the present zoning ordinance of the City of Addison does not adequately regulate these provisions which creates an urgency and an emergency in the preservation of public health, safety and welfare and requires that this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance, as the law in such cases provides.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF ADDISON, TEXAS,
this the 25 day of August, 1981.

[Signature]
MAYOR

ATTEST:

Jacqueline Sharp
CITY SECRETARY