

**ORDINANCE NO. 091-059**

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE, ORDINANCE NO. 66, OF THE TOWN OF ADDISON, TEXAS, AS HERETOFORE AMENDED; ESTABLISHING A NEW ARTICLE, ARTICLE XVIII, LANDSCAPING REGULATIONS, PROVIDING FOR NEW DEFINITIONS, STANDARDS, AND REGULATIONS FOR THE INSTALLATION AND MAINTENANCE OF LANDSCAPING IN ALL ZONING DISTRICTS IN THE TOWN OF ADDISON; PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A REPEAL CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the city council finds that this ordinance is necessary to aid in stabilizing the environment's ecological balance by contributing to the processes of air purification, oxygen regeneration, ground water recharge, and (stormwater) runoff retardation, while at the same time aiding in noise, glare and heat abatement, and

WHEREAS, the city council seeks to assist in providing adequate light and air and preventing overcrowding of land, and

WHEREAS, the city council desires to ensure that landscaping is an integral part of development, not an afterthought, and

WHEREAS, the city council seeks to provide visual buffering and enhance the beautification of the Town,

WHEREAS, the city council finds that this ordinance will help safeguard and enhance property values and to protect public and private investments,

WHEREAS, the city council desires to preserve and protect the unique identity and environment of the Town of Addison and

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preserve the economic base attracted to the Town of Addison by such factors, and

WHEREAS, the city council desires to conserve energy, and

WHEREAS, the city council finds that the changes made by this ordinance are in the best interest of the citizens of the Town of Addison, Texas and are necessary to promote the general welfare and safety of the community; and

WHEREAS, the city planning commission and the city council, in accordance with the provisions of the Charter of the Town of Addison, the state law, and the applicable ordinances of the city, have given the required notices and have held the required public hearings regarding these amendments to the Comprehensive Zoning Ordinance of the Town of Addison; Now, Therefore,

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

SECTION 1. That Article XXI, Definitions, of the Comprehensive Zoning Ordinance, is amended to add the following definitions and to renumber existing definitions accordingly:

- A. Accessory Building: [text unchanged]
- B. Alley: [text unchanged]
- C. Apartment: [text unchanged]
- D. Apartment House: [text unchanged]
- E. Apartment Hotel: [text unchanged]
- F. Area of the Lot: [text unchanged]
- G. Basement: [text unchanged]
- H. Berm: an earthen mound designed to provide visual interest, screen undesirable views, and/or decrease noise.
- I. Block: an area within the City enclosed by streets and occupied by or intended for buildings.

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- J. Block Length: the distance along a side of a street between the nearest two streets which intersect said street on said side.
- K. Boarding House: [text unchanged]
- L. Boulevard: A street conforming to the standards shown in Appendix D of Article VIII-D.
- M. Breezeway: [text unchanged]
- N. Building: [text unchanged]
- O. Building, End of: [text unchanged]
- P. Building Line: [text unchanged]
- Q. Building Width: The mean horizontal distance between the side walls of a building.
- R. Build-to Line: A line measured from and parallel to the street line, with which seventy-five (75%) percent of the facade of a building facing the street shall be co-extensive.
- S. Business: [text unchanged]
- T. Cellar: [text unchanged]
- U. City Home: For the purposes of VIII-D only, any building, or portion thereof, consisting of five (5) or more dwelling units to be occupied as the home or residence of five (5) or more families living independently of each other and maintaining separate cooking facilities, whether owner occupied or for lease, and having a density of not more than twelve (12) units per gross acre.
- V. Court: [text unchanged]
- W. Customary Home Occupations: [text unchanged]
- X. Day Nursery: [text unchanged]
- Y. Decorative Paving: Paving that is made up of solid, precast, modular units, stamped concrete, seeded concrete, colored concrete or any combination of the above.
- Z. Depth of Rear Yard: [text unchanged]
- AA. Depth of Lot: [text unchanged]

- AB. Development: The erection, alteration, or extension of any building or part thereof, or the change of use or occupancy of any building or land for which a building permit or certificate of occupancy is required under this Ordinance or the project involving such activity.
- AB. District: [text unchanged]
- AC. Dwelling, One-Family: [text unchanged]
- AD. Dwelling, Two-Family: [text unchanged]
- AE. Dwelling Unit: [text unchanged]
- AF. Efficiency Apartment: [text unchanged]
- AG. Family: [text unchanged]
- AH. Farm: [text unchanged]
- AI. Four Plex: For the purposes of Article VIII-D only, a detached building having separate accommodations for and occupied by not more than four (4) families.
- AJ. Front Yard: [text unchanged]
- AK. Grade: [text unchanged]
- AL. Gross Floor Area: [text unchanged]
- AM. Gross Leasable Area: [text unchanged]
- AN. Height: [text unchanged]
- AO. Hobby Shop: [text unchanged]
- AP. Home Occupations: [text unchanged]
- AQ. Home Work Shop: [text unchanged]
- AR. Hospital: [text unchanged]
- AS. Hotel or Motel: [text unchanged]
- AT. House Trailer: [text unchanged]
- AU. Housing Project: [text unchanged]
- AV. Kindergarten: [text unchanged]

- AW. Landscape buffer: a combination of physical space and vertical elements such as plants, berms, fences, or walls, the purpose of which is to separate and screen incompatible land uses from each other.
- AX. Landscaped open area or landscaped area: any combination of living plants (such as grass, ground cover, shrubs, vines, hedges, or trees) and nonliving landscape material (such as rocks, pebbles, sand, mulch, walls, fences or decorative paving materials).
- AY. Large Street: A street conforming with the standards shown in Appendix C of Article VIII-D.
- AZ. Living Area: [text unchanged]
- BA. Lodging House: [text unchanged]
- BB. Lot: [text unchanged]
- BC. Lot Coverage: The area of a lot covered by buildings or roofed areas, determined by dividing that area of the lot occupied or covered by the total horizontal projected surface of all buildings (excluding porches and arcades fronting a public street) by the usable area of the lot.
- BD. Lot Lines: [text unchanged]
- BE. Lot of Record: [text unchanged]
- BF. Masonry Construction: [text unchanged]
- BG. Net Density: The density of residential units expressed as the number of dwelling units per net acre, calculated by multiplying the number of units permitted per gross acre by a fraction, the numerator of which is the number of gross acres and the denominator of which is the number of acres in the net development site.
- BH. Net Development Site: That area of a development determined by deducting land dedicated or conveyed to the City for:
1. Any public facility other than a park, recreational area or floodplain area, or
  2. Any street right-of-way for a proposed street when such street is not necessitated by the development of the subject lot.

- BI. Nonconforming Uses: [text unchanged]
- BJ. Non-permeable: any surface lacking the ability for air and water to pass through to the root zone of plants.
- BK. One-Family Dwelling: [text unchanged]
- BL. Open Space: [text unchanged]
- BM. Ornamental tree: a deciduous or evergreen tree planted primarily for its ornamental value or for screening purposes; tends to be smaller at maturity than a shade tree.
- BN. Parking Plaza: A street conforming to the standards shown in Appendix E of Article VIII-D.
- BO. Parking Space: [text unchanged]
- BP. Place: [text unchanged]
- BQ. Porch: Any gallery, veranda, terrace, piazza, portico or similar projection from the main wall of a building and covered by a roof, other than a carport, as defined herein, with no side enclosures (except screens and handrails) that is more than eighteen (18) inches in height other than the side of the building to which the porch is attached.
- BR. Private Garage: [text unchanged]
- BS. Private Stables: [text unchanged]
- BT. Public Garage: [text unchanged]
- BU. Public Stables: [text unchanged]
- BV. Rear Yard: [text unchanged]
- BW. Restaurant: [text unchanged]
- BX. Rowhouse: For purposes of Article VIII-D only, a one family dwelling, both sides of which typically rest directly on the side lot lines.
- BY. Screen: A method of reducing the impact of noise and unsightly visual intrusions will less offensive or more harmonious elements, such as plants, berms, fences, walls, or any appropriate combination thereof.
- BZ. Servants Quarters: [text unchanged]

- CA. Shade tree: sometimes evergreen, usually deciduous tree planted for its high crown of foliage or overhead canopy; a large woody perennial having one or more self-supporting stems and numerous branches reaching a mature height of at least 25 feet and a mature spread of at least 20 feet.
- CB. Shopping Center: [text unchanged]
- CC. Shrub: A self-supporting woody perennial plant of low to medium height characterized by multiple stems and branches continuous from the base, usually not more than 10 feet in height at maturity.
- CD. Side Street: A street conforming to the standards shown in Appendix B of Article VIII-D.
- CE. Side Yard: [text unchanged]
- CF. Sight Barring Fence: [text unchanged]
- CG. Storage Garage: [text unchanged]
- CH. Story, Half: [text unchanged]
- CI. Street: [text unchanged]
- CJ. Street Line: [text unchanged]
- CK. Structural Alterations: [text unchanged]
- CL. Thoroughfare: A street conforming to the standards shown in the Thoroughfare Plan of the City.
- CM. Three Plex: For the purposes of Article VIII-D only, a detached building having accommodations for and occupied by not more than three (3) families.
- CN. Tourist Court: [text unchanged]
- CO. Townhouse/Condominium: For the purposes of VIII-D only, any building, or portion thereof, consisting of five (5) or more dwelling units to be occupied as the home or residence of five (5) or more families living independently of each other and maintaining separate cooking facilities, whether owner-occupied or for lease, and having a density of not more than Twenty-four (24) units per gross acre.
- CP. Trailer Camp or Park: [text unchanged]

- CQ. Two-Family Dwelling: [text unchanged]
- CR. Used Car Lots: [text unchanged]
- CS. Visibility triangle: that area within the curb lines of two intersecting such curb lines at points thirty-five feet back from their intersection.
- CT. Width of Side Yard: [text unchanged]
- CU. Yard: [text unchanged]
- CV. Zero Lot Line-Detached: For purposes of Article VIII-D only, a one family dwelling, one side of which typically rests directly on a side lot line.

SECTION 2. There is hereby established a new article, Article XVIII, of Ordinance No. 66, with provisions to read as follows:

SECTION 1. APPLICATION

- A. Except as otherwise provided below, these landscaping Regulations shall apply to all land located in the Town of Addison. These landscaping requirements shall become applicable to each individual lot at such time a site plan is submitted for Planning and Zoning Commission review or an application for a building permit on such lot is made.
- B. This ordinance does not apply to lots containing only single-family and/or duplex uses where only one such structure is constructed.
- C. This ordinance applies to the following:

- Apartment Dwelling District
- Local Retail District
- Planned Development Districts
- Commercial-1 District
- Commercial-2 District
- Industrial-1 District
- Industrial-2 District
- Industrial-3 District
- Special Use Permits



Applications for building permits for construction work that:

- (1) increases the number of stories in a building on the lot;
  - (2) increases by more than 10 percent or 10,000 square feet, whichever is less, the combined floor areas of all buildings on the lot; or
  - (3) increases the non-permeable lot coverage by more than 2,000 square feet.
- D. When the ordinance becomes applicable to a lot, its requirements are binding on all current and subsequent owners of the lot.
- E. The Town Council shall, as a minimum, impose landscaping requirements that are reasonable consistent with the standards and purposes of this ordinance as a part of any ordinance establishing or amending a planned development district, or amending a special use permit. All landscaping requirements imposed by the Town Council must be reflected in landscape and irrigation plans that comply in form and content with the requirements of Section 4.
- F. The Planning and Zoning Commission may grant a special exception to the landscaping requirements of this ordinance upon making a special finding from the evidence presented that strict compliance with the requirements of this article will result in substantial financial hardship or inequity to the applicant with out sufficient corresponding benefit to the City and its citizens in accomplishing the objectives and purposes of this ordinance.
1. The applicant, to be considered for special exception, must submit a justification statement that describes which of the requirements set forth in this ordinance will be met with modifications, which project conditions justify using alternatives, and how the proposed measures equal or exceed normal compliance.

## SECTION 2 LANDSCAPE AND IRRIGATION PLAN SUBMISSION

Prior to site plan review by the Planning and Zoning Commission for zoning amendments or building permit

applications where these landscaping requirements are applicable, landscape and irrigation plans must be submitted to the Director of Parks. The plans must have a scale of one inch equals 20 feet or larger (e.g. one eighth inch equals one foot, one quarter inch equals one foot, etc.) and be on a standard drawing sheet of a size no smaller than 24 inches by 36 inches, not to exceed 36 inches by 48 inches. A plan which cannot be drawn in its entirety on a 36 inch by 48 inch sheet must be drawn with appropriate match lines on two or more sheets.

A. Landscape and irrigation plans required under this ordinance must contain the following information:

- (1) Date, scale, north arrow, and the names, addresses, and telephone numbers of both the property owner and the person preparing the plan.
- (2) Project name, street address, and lot and block description.
- (3) Location, height, and material of proposed screening and fencing (with berms to be delineated by one-foot contours).
- (4) Complete description of plant materials shown on the land, including names (common and botanical name), locations, quantities, container or caliper sizes, heights, spread, and spacing. The location of all existing trees on the lot must be specifically indicated.
- (5) Complete description of landscaping and screening to be provided in or near off-street parking and loading areas, including information as to the amount (in square feet) of landscape area compared to gross site square feet. The city right-of-way should be included as part of the gross site landscaping.
- (6) Size, height, location, and material of proposed seating, lighting, planters, sculptures, decorative paving, and water features.
- (7) Location of sprinkler heads, valves, double-check valve, water meter automatic controller and freeze sensor.

SECTION 3 PLANT MATERIAL SUBSTITUTIONS

Due to seasonal planting problems and a lack of plant availability, approved landscape plans may require minor revisions. Plant substitutions shall be accepted if there is no reduction in the quality of plant material or no significant change in size or location of plant materials, and if the new plants are of the same general category (i.e., shade, ornamental, or evergreen trees) and have the same general design characteristics (mature height, crown spread) as the materials being replaced. Proposed materials must also be compatible with the area to ensure healthy plant growth. If these criteria are not fulfilled, changes to approved plans must be resubmitted and reviewed anew.

SECTION 4 LANDSCAPE AND IRRIGATION PLAN SUBMITTAL

The Director of Parks and Recreation shall review each landscape and irrigation plan submitted to determine whether or not it complies with the requirements of this ordinance. All landscape plans must comply with the mandatory provisions in Section 5.

SECTION 5 MANDATORY PROVISIONS

- A. At least twenty percent (20%) of the gross site or lot shall be maintained as Landscaped area in the following districts:

Apartment Dwelling District  
Local Retail District  
Planned Development Districts  
Commercial-1 District  
Commercial-2 District  
Special Use Permits

At least ten percent (10%) of the gross site or lot shall be maintained as Landscaped area in the following districts:

Industrial-1 District  
Industrial-2 District  
Industrial-3 District

In all districts, a twenty foot (20') landscape buffer strip must be provided along the entire length of the portion of the perimeter of the lot where a public or

private street exists, exclusive of driveways and access ways at points of ingress and egress to and from the lot.

1. Town R.O.W. should be included in the (20') twenty foot buffer and will reduce the amount of required landscaping area of the lot by that amount (square foot for square foot).
  2. Decorative paving square footage may be included in the required landscape area square footage, if approved by the Addison Street Department in lieu of the standard Town Sidewalk Specification.
  3. The minimum requirement for R.O.W. landscaping shall be (1) one large tree and (8) eight shrubs for each (20) twenty linear feet of frontage.
  4. All required screening, parking perimeter, and interior parking lot landscaping shall be included in the overall 20% of gross site landscaping.
  5. No tree may be planted closer than two and one-half feet to the paved portion of any parking surfaces.
  6. No tree planting area may be less than five feet wide in any dimension and shall not contain less than (60) sixty square feet of continuous permeable land.
- B. All off-street loading spaces on a site must be screened from all public and private streets adjacent to that site.
1. All screening must be at least six feet in height measured from the horizontal plane passing through the nearest point of the off-street loading space and may be provided by using any one or combination of the following, subject to approval by the Parks Director:
    - (a) Evergreen shrubs planted (3'0") three feet on center, in a double staggered row.
    - (b) Evergreen trees planted (6'0") six feet on center, in a double staggered row.

(c) A fence, wall or berm. Fences and walls may not consist of corrugated metal, corrugated fiberglass, sheet metal, chain link or wire mesh or any material that, in the Planning and Zoning Commission's opinion, is an unsightly material.

2. When screening is provided by earthen berm or evergreen plant materials, the following regulations apply:

(a) An earthen berm must be planted with turf grass or ground cover recommended for local area use by the Director of Parks and Recreation. The berm must have a minimum side slope of 2:1 and a minimum crown width of two (2) feet.

(b) Evergreen plant materials must be recommended for local area use by the Director of Parks and Recreation. In addition, the plant materials must:

(1) be located in a bed that is at least three feet wide.

(2) be placed a maximum of 36 inches on center in staggered rows over the entire length of the bed unless the Director of Parks and Recreation approves an alternative planting density that a landscape authority certifies as being capable of providing a solid appearance within three years; and

(3) provide a visual barrier of the required height within three years of their initial planting.

C. Screening must be provided for all surface parking lots on the site from all adjacent streets. The screening must extend along the entire street frontage of the surface parking lot, exclusive of driveways and access ways at points of ingress and egress to and from the site; and visibility triangles.

1. The surface parking lot screening must be at least 3.5/4 feet higher than the finished elevation of the adjacent parking lot. The screening may be

provided by using any one or combination of the following, subject to approval by the Director of Parks.

- (a) evergreen shrubs planted (3'0") three feet on center in a double staggered row in a bed at least 36-inches wide.
- (b) a fence or wall constructed of materials compatible with the principle building. One third of any fence or wall must be screened with acceptable plant material, as approved by the Director of Parks.
- (c) a berm at least (1.5) one and one half feet high with a minimum side slope of 2:1. The minimum crown width must be (2) two feet. Berms must be covered in live vegetation. Plants used for screening on a berm must reach a minimum height of (30) thirty inches within (3) three years of installation and be at least (18) eighteen inches high when planted.

D. Parking Lot Perimeter Landscaping.

- (1) The perimeter strip shall be at least (5) five feet wide for sites larger than 10,000 square feet or at least (2) two feet wide if the site is smaller than (10,000) ten thousand square feet.
- (2) The minimum requirement for perimeter landscaping shall be one large tree and five shrubs for each (35) thirty five linear feet of perimeter.
- (3) Required perimeter landscaping between adjacent parking lots does not preclude the need to provide vehicular access between lots.

E. Interior Parking Lot Landscaping.

- (1) The required percentage of interior parking lot landscaping shall be determined based on the following sliding scale:

Total Parking Area	Interior Planting Area
7,000-49,999 sq.ft.	5%
50,000-14,999 sq.ft.	8%
150,000-sq.ft. and larger	10%

- (2) To calculate the total parking area and the subsequent percentage of required interior lot planting, total the square footage of all areas within the lot's perimeter including:
  - (a) planting islands
  - (b) curbed areas
  - (c) corner lots
  - (d) parking spaces
  - (e) and all interior driveways and aisles except those with no parking spaces located on either side.
- (3) Landscaped areas located outside the parking lot may not be used to meet the interior planting requirement.
- (4) Curbs or wheelstops must be provided to prevent cars from parking too close to trees or damaging shrubs and screens.
- (5) All planting islands located parallel to and between parking spaces must be at least (9) nine feet wide to prevent cars from damaging trees and shrubs.
- (6) Large shade trees must be provided in each parking lot at a minimum average density of one tree for each 10 required parking spaces on the lot.
- (7) No required parking space may be located further than 50 feet from the trunk of a shade tree, or farther than 75 feet from two or more shade trees.

F. One half the number of required shade trees may be satisfied on a two-to-one basis with ornamental and evergreen trees.

G. All required landscape open space shall be provided with adequate and inconspicuous automatic irrigation systems and shall be properly maintained.

- H. The Landscape Development Department shall have the power to plant, preserve, spray, trim or remove any tree, shrub or plant on any parkway, alley or public ground belonging to the Town of Addison.
- I. It shall be unlawful for any person, firm or corporation to cut or break any branch of any tree or shrub or injure in any way the bark of said tree or shrub growing on public property.
- J. The plans shall show the certification of a professional engineer, surveyor, landscape architect, architect, or full time professional building designer that they satisfy the requirement of these Landscaping Regulations.
- K. The existing natural landscape character (especially native oaks, elms, and pecan trees) shall be preserved to the extent reasonable and feasible. In an area of the street frontage containing a stand of trees, the developer shall use best good faith efforts to preserve such trees. In determining whether there is compliance with this subsection the Director of Parks, shall consider topographical constraints on design, drainage, access and egress, utilities, and other factors reasonably related to the health, safety and welfare of the public which necessitated disturbance of the existing natural landscape character; economic usefulness of the property without disturbance of its natural character; the nature and quality of the landscaping installed to replace it; and such other factors as may be relevant and proper. Indiscriminate clearing or stripping of the natural vegetation on a lot is prohibited.
- L. Required landscaping areas shall be continuously maintained free of debris and litter.
- M. Required landscaping must be permanently maintained in a healthy growing condition at all times. The property owner is responsible for regular weeding, mowing of grass, irrigating, fertilizing, pruning, and other permanent maintenance of all plantings as needed. Any plant that dies must be replaced with another living plant that complies with the approved landscape plan within 90 days after notification by the city.

SECTION 6 LANDSCAPE STANDARDS AND SPECIFICATIONS



- A. Plant materials shall conform to the requirements described in the latest edition of American Standard For Nursery Stock, which is published by the American Association of Nurserymen.
- B. Plants shall conform to the measurements specified in the plant schedule.
  - 1. Caliper measurements shall be taken six inches above grade for trees under four inches in diameter and 12 inches above grade for trees four inches in diameter and larger.
  - 2. Minimum branching height for all shade trees shall be six feet.
  - 3. Minimum size for shade trees shall be 4 inches in diameter; 16 to 18 feet in height.
  - 4. Minimum size for ornamental shade trees, i.e. Bradford Pear shall be 2 inches in diameter.
  - 5. Minimum size for ornamental flowering trees, i.e. Crape Myrtle shall be eight to ten feet in height.
  - 6. Minimum size for evergreen trees shall be six to eight feet in height.
  - 7. Minimum size for shrub containers shall be 5 gallon.
- C. All shrub beds shall be edged and all plant materials mulched with a two-inch layer of bark or shredded Cypress mulch.

SECTION 7 ENFORCEMENT

- A. The Developer shall guarantee that all required landscape material be maintained in a healthy condition for two years. The certificate of occupancy shall not be issued until the developer has:
  - 1. furnished to the Town a proper maintenance bond in the amount of 50% of the landscape and irrigation cost, written by an approved surety company covering the guarantee and maintenance prescribed

above. The period of the Maintenance Bond shall be two years from the completion date of all landscape and irrigation requirements.

or

2. established a cash escrow account containing an amount equal to 50% of the completed landscape and irrigation costs.

#### SECTION 8 CERTIFICATE OF OCCUPANCY

It shall be unlawful to issue an occupancy permit prior to the approval and complete installation of the landscape and irrigation plans.

SECTION 2. 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 Thousand Dollars (\$2,000.00) and not less than Five Hundred Dollars (\$500.00) for each offense and that each day such violation shall continue to exist shall constitute a separate offense.

SECTION 3. 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 provisions thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of this ordinance as a whole.

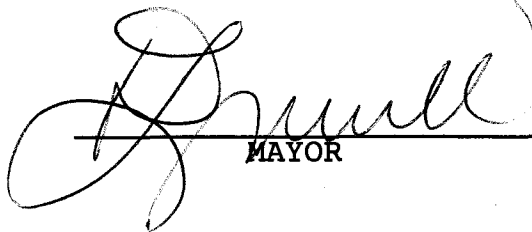
SECTION 4. That all ordinances of the City in conflict with the provisions of this ordinance be, and the same are hereby repealed and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

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SECTION 5. This ordinance shall become effective on October 15, 1991

DULY PASSED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS, on this the 8th day of October, 1991.

  
MAYOR

ATTEST:

  
CITY SECRETARY

CASE NO. 1084-Z

APPROVED AS TO FORM:

  
ZONING ADMINISTRATOR

OFFICE OF THE CITY SECRETARY

ORDINANCE NO. 091-059

Revised  
5/15/92

