

ORDINANCE NO. 120

AN ORDINANCE ESTABLISHING ZONING DISTRICTS, REGULATING THE HEIGHT AND SIZE OF BUILDINGS AND OTHER STRUCTURES AND PERCENTAGE OF LOT THAT MAY BE OCCUPIED AND FOR WHAT PURPOSES, THE SIZE OF YARDS AND OTHER OPEN SPACES, THE DENSITY OF POPULATION, THE LOCATION AND USES OF BUILDINGS, STRUCTURES AND LAND, FOR TRADE, INDUSTRY, COMMERCE, RESIDENCE OR OTHER PURPOSE, AND THE ERECTION, CONSTRUCTION, RECONSTRUCTION, ALTERATION, ADOPTING A ZONING MAP SHOWING THE ACTUAL LOCATION OF SUCH DISTRICTS, PROVIDING FOR A METHOD OF ENFORCEMENT, FOR A CERTIFICATE OF OCCUPANCY AND COMPLIANCE, FOR THE INTERPRETATION OF THE ORDINANCE, DEFINING CERTAIN WORDS, PROVIDING FOR A BOARD OF ADJUSTMENT, FOR PENALTIES, FOR AMENDMENT AND CHANGES, FOR REPEAL OF FORMER ZONING ORDINANCE, AND A SAVING CLAUSE.

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

SECTION 1. PURPOSES: For the purpose of promoting health, safety, morals and the general welfare of the City of Mesquite, Texas, the following zoning regulations and districts are hereby established. The provisions and requirements of this ordinance have been made in accordance with a comprehensive plan and 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 provisions of transportation, water, sewage, schools, parks, and other public requirements. The regulations as set forth herein have been made with reasonable consideration, among other things, for the character of the district and for its peculiar suitability for the particular uses, and with a view to conserving the value of the neighborhood and encouraging the most appropriate continued use of the land throughout the City.

SECTION 2. ZONING DISTRICTS MAP: The City of Mesquite is hereby divided into nine classes of Use Districts, termed respectively as follows: "R" Single Family Residence, "D" Duplex or Two-Family Dwelling, "A1" Apartment, "A2" Apartment, "LR" Local Retail, "LB" Local Business, "C" Commercial, "LM" Light Manufacturing, "HM" Heavy Manufacturing; with the zoning regulations for each district as herein set forth, approved and established. The Zoning Map is hereby declared to be adopted and is considered a part of this ordinance, and shall be considered as much a part of same as if the matters of information set forth thereby were fully contained and described herein. Such map shall on its face be identified and verified in the manner as follows: It shall bear the title of "Zoning Map of the City of Mesquite, Texas", it shall bear even date with the second reading of this ordinance; it shall bear the name of the City Council, the City Manager; and it shall be attested by the signature of the Mayor and City Secretary. The original of this map shall be kept in the office of the City Secretary in the City Hall, and a replica thereof shall be reproduced on paper in such scale as will permit of such replica copy being pasted upon and attached to a page of the ordinance records immediately following transcription therein of this ordinance.

SECTION 3. USE DISTRICTS: In said districts, as heretofore enumerated and as hereinafter set apart, segregated and identified, no building or premises shall be used and no building shall be erected or structurally altered which is arranged or designed to be used for other than one or more of the uses assigned and allocated to same respectively as follows:

"R" SINGLE FAMILY RESIDENCE DISTRICT

- (1) One-family dwellings.
- (2) Churches, public school, park, or playgrounds and all municipal recreational facilities (not commercial)
- (3) Farm, truck garden, orchard, or nursery - for the growing of plants, shrubs, or trees, provided no retail or wholesale business sales office, packing or storage sheds or buildings are maintained on the premises.
- (4) Railway right-of-ways, tracks, and passenger station - but not including railroad yards, side tracks, or loading facilities.
- (5) Golf course - but not including miniature, driving range, nor any other form of commercial amusements.
- (6) Uses customarily incident to any of the above uses when situated in the same dwelling, including home occupation such as the office of a physician, surgeon, dentist, artist, engineer or accountant.
- (7) Accessory buildings, including one private garage or servants quarters, when located not less than sixty feet from the front lot line nor less than five feet from any other street line provided however that servants quarters may be erected above private garages or private stables and that said servants quarters shall not be leased or rented to anyone other than the family of a bonafide servant giving more than 50% of his or her time to the family occupying the premises to which the servants quarters is an accessory building, or private garage may be constructed as a part of the main building or attached to it by covered passage.
- (8) Temporary buildings; when they are to be used only for construction purposes or field office for the sale of the real estate of the immediate addition. Such temporary construction buildings must be removed immediately upon completion or abandonment of construction and the field office must be removed immediately upon request of the building inspector.
- (9) Fire Stations.

PARKING SPACE. 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.

"D" DUPLEX OR TWO-FAMILY DWELLING DISTRICT

- (1) Any use permitted in an "R" District.
- (2) Kindergarten, play-school, or day nursery - when not more than ten pupils.
- (3) Parking automobile areas as accessory use only.
- (4) Telephone exchange (no business office).
- (5) Two-family dwellings.

(6) Water supply reservoirs, towers and artesian wells, gas and electric public utility regulator stations, but the size, height, and location of said stations to be fixed by the City Council.

(7) Accessory buildings.

PARKING REGULATIONS. Whenever a structure is erected, converted, or structurally altered for a two-family dwelling, one parking space shall be provided on the lot for each dwelling unit in the structure, however, no supporting members of any garage, carport or other automobile storage structure shall be located within the required front yard.

"A1" APARTMENT DISTRICT

- (1) Any use permitted in any of the foregoing districts.
- (2) Multiple family dwelling.
- (3) Apartment buildings in which rooms and apartments are rented to resident guests but excluding all retail businesses.
- (4) Day nursery when domiciled in a private residence, the main use of which is the operator's private dwelling.

PARKING REGULATIONS. Whenever a structure is erected or converted for two-family or multiple-family dwelling purposes, one parking space shall be provided on the lot but not in the required front yard for each dwelling unit in the structure. No open parking space shall be located nearer than two (2) feet to the side lot line.

"A2" APARTMENT DISTRICT

- (1) Any use permitted in any of the foregoing districts.
- (2) Kindergartens; private schools teaching a curricula similar to public elementary and high schools; hospitals; clinics; convalescent homes; old people's homes; maternity homes and children's nurseries; except insane, liquor, feeble-minded; narcotic; animal hospitals and animal clinics.
- (3) Hotels and motels.
- (4) Signs and name plates relating only to the name of the hotel when such signs are attached to the structure with no portion thereof projecting more than one foot into a required yard, if illuminated, not of the flashing or intermittent type and not exceeding thirty-six (36) square feet in area and nameplates or signs for clinics and hospitals not exceeding twelve (12) square feet in area when attached to the structure or erected behind the building line.
- (5) Private clubs, fraternities, sororities, and lodges, excepting those the chief activity of which is a service customarily carried on as a business.
- (6) Accessory buildings, including a private garage and bona fide servants quarters. When the accessory building is directly attached to the main building,

it shall be considered an integral part of the main building. When the accessory building is attached to the main building by a breezeway, the breezeway may be considered part of the accessory building. When the breezeway extends into the required rear yard, it together with the accessory building or buildings may occupy not more than thirty percent (30%) of the required rear yard, however, where a public alley provides the only access to a garage or accessory building and such alley provides open space between lots, more than thirty percent (30%) of the required rear yard may be covered by accessory buildings provided that the minimum distance between the rear of the main building and the accessory building equals at least twenty percent (20%) of the depth of the lot.

PARKING REGULATIONS. Whenever a structure is erected or converted for single-family, two-family, or multiple dwelling use, one off-street parking space shall be provided on the lot but not in the required front yard for each dwelling unit in the structure. No parking garage or structure shall be erected in a required side yard and no open parking space shall be located nearer than two (2) feet to the side lot line.

Private clubs, and lodges shall provide off-street parking space in a ratio of one space for each one hundred fifty (150) square feet of floor area in the lodge or club, exclusive of storage area.

Places of public assembly, including among other buildings, assembly halls, schools, and other auditoriums and institutions shall provide off-street parking space on the lot sufficient to accommodate one automobile for each ten (10) seats.

Hospitals shall provide off-street parking space on the lot sufficient to accommodate one automobile for each ten (10) beds.

Clinics shall provide off-street parking at a ratio of one (1) space for each two hundred fifty (250) square feet of floor space within the structures but in no case shall less than five (5) off-street parking spaces be provided.

Hotels shall provide one parking space for each two (2) guest bedrooms in the building. Motels shall provide one (1) parking space for each guest room in the building.

Rooming and lodging houses shall provide off-street parking spaces at a ratio of one space for each three (3) guests for which accommodations are provided.

"LR" LOCAL RETAIL DISTRICT

- (1) Any use permitted in any of the foregoing districts.
- (2) Antique shop.
- (3) Art gallery.
- (4) Bakery, retail sales only

- (5) Barber and beauty shop.
- (6) Book or stationery store.
- (7) Candy, cigars, and tobaccos, retail sales only.
- (8) Cleaning, dyeing and laundry pick-up station for receiving and delivery of articles to be cleaned, dyed and laundered, but no actual work to be done on the premises.
- (9) Drug store, retail sales only.
- (10) Florist, retail sales only.
- (11) Gasoline filling stations.
- (12) Grocery store, retail sales only.
- (13) Hardware, sporting goods, toys, paints, wall paper, clothing, retail sales only.
- (14) Library, rental.
- (15) Meat market, retail sales only.
- (16) Professional offices for architect, attorney, engineer, accountant and real estate.
- (17) Parking lot, without public garage or other automobile facilities for the parking of passenger cars and trucks of less than one (1) ton capacity only.
- (18) Photographers or artists studio.
- (19) Seamstress, dressmaker, or tailor.
- (20) Studio for the display and sale of glass, china, art objects, cloth and draperies.
- (21) Restaurant without curb or drive-in service (service to be entirely within the building.)
- (22) Shoe repair shop, retail sales only.
- (23) Washateria, equipped with automatic washing machine of the type customarily found in a home and where the customers may personally supervise the washing and handling of his laundry.

PARKING REGULATIONS: The parking regulations for single-family, two-family, and multiple-family dwellings are the same as those in the "A-1" multiple dwelling district.

Parking regulations for clinics, hospitals, hotels, clubs, lodges, places of public assembly, rooming and lodging houses are the same as those in the "A-2" multiple-dwelling district.

Any building hereafter erected, altered or converted for local retail or personal service use shall provide off-street parking space at the following ratio:
Building having less than five thousand (5,000) sq. feet of floor area shall provide one (1) space for each five hundred (500) square feet of ground floor building area.

Buildings having over five thousand (5,000) but not more than ten thousand (10,000) square feet of ground floor area shall provide ten spaces plus one (1) space for each three hundred thirty-three (333) square feet of ground floor area above five thousand (5,000) square feet.

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

Buildings having local retail or professional office uses on floors above the ground floor shall provide off-street parking spaces at a ratio of one (1) space for each five hundred (500) square feet of floor area above the ground floor.

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.

Professional offices, other than medical or dental clinics shall provide off-street parking space at a ratio of one (1) parking space for each five hundred (500) square feet of floor area.

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

Retail, office and service 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 10 feet by 25 feet for each 20,000 square feet of floor space or fraction thereof in excess of 3,000 square feet in the building or on the lot used for retail, storage or service purposes.

"LB" LOCAL BUSINESS DISTRICT

- (1) Any use permitted in any of the foregoing districts.
- (2) Ambulance service.
- (3) Aquarium.
- (4) Auto laundry without boiler, heating and steam cleaning facilities, in which all washing operations are carried on within a building.
- (5) Auto repair garage where all work is conducted inside the building and not including the open storage of vans, trailers or trucks.
- (6) Auto seat covers; covering.
- (7) Bank, office, wholesale sales office or sample room.
- (8) Bird and pet shops, retail.
- (9) Bowling alley - if air-conditioned and sound proofed.
- (10) Cafeteria, cafe with drive-in facilities or curb service.
- (11) Camera shop.
- (12) Caterer and wedding service.
- (13) Cleaning and pressing shops having an area of not more than 6,000 square feet.
- (14) Curtain cleaning shop having an area of not more than 6,000 square feet.

- (15) Department store, novelty or variety shop, retail sales only.
- (16) Dyeing plant with not more than 6,000 square feet of floor space.
- (17) Electrical goods, retail sales only.
- (18) Electrical repairing - domestic equipment and autos, retail sales only.
- (19) Electric substation.
- (20) Exterminating company, retail
- (21) Film developing and printing.
- (22) Fix-it shops, bicycle repairs, saw filing, lawn mower sharpening, retail only but without outside storage.
- (23) Furniture repairs and upholstering, retail sales only and where all storage and display is within the building.
- (24) Frozen food lockers, retail.
- (25) Household and office furniture, furnishings and appliances, retail.
- (26) Ice delivery station.
- (27) Jewelry, optical goods, photographic supplies, retail sales only.
- (28) Job printing.
- (29) Laundry automatic equipped with machines of the type customarily found in the home, where custom laundering and finishing may be done. The shop shall not exceed six thousand (6,000) square feet in area and no pick up and delivery shall be operated.
- (30) Letter and mimeograph shop.
- (31) Mortuary.
- (32) Moving picture theatre.
- (33) Nursery, retail sale of plants and trees.
- (34) Office building.
- (35) Piano and musical instruments, retail sales only.
- (36) Public garage.
- (37) Plumbing shop, retail sales only, without warehouse facilities (to include storage for ordinary repairs but not storage for materials for contracting work).
- (38) Restaurant with drive-in facilities provided that no food nor drink may be served to vehicles parked on the public street.
- (39) Retail store or shop for custom work or the making of articles to be sold for retail on the premises.
- (40) Rug cleaning shop having an area of not more than six thousand (6,000) square feet, chemical type, where all cleaning operations are carried on within a building where rugs are laid flat on the floor, the chemical mixed with water, applied with a brush, and removed by vacuum cleaning, entirely without the generation of dust.
- (41) Seed store.
- (42) Studios, dance, music, drama, health, massage and reducing.
- (43) Tailor

- (44) Taxi.
- (45) Wearing apparel including clothing, shoes, hats, millinery and accessories.
- (46) Used car lot.
- (47) Any other retail use provided such use is not noxious or offensive by reason of the emission of odors, soot, dust, noise, gas fumes or vibration.
- (48) Accessory building and uses customarily incident to the above. No accessory use shall be construed to permit the keeping of articles or material in the open or on the outside of the building.

PARKING REGULATIONS. The parking regulations for single-family, two-family and multiple-family dwellings are the same as those in the "A-1" multiple-dwelling district.

The parking regulations for clinics, hospitals, hotels, clubs, lodges and places of public assembly, rooming and lodging houses are the same as those in the "A-2" multiple-dwelling district.

The parking regulations for retail, personal service, professional offices and restaurant uses are the same as those in the "LR-1" Local Retail District.

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

Bowling alleys shall provide off-street parking space at a ratio of three (3) spaces for each alley.

Motor-vehicle salesrooms and used car lots shall provide off-street parking space at a ratio of one (1) space for each one thousand (1,000) square feet of sales floor or lot area.

Retail, office and service 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 minimum area 10 feet by 25 feet for each 20,000 square feet of floor space or fraction thereof in excess of 3,000 square feet in the building or on the lot used for retail, storage or service purposes.

"C" COMMERCIAL DISTRICT

- (1) Any use permitted in any of the foregoing districts.
- (2) Artificial flower manufacture.
- (3) Artificial limb manufacture.
- (4) Automobile laundry.
- (5) Auto painting; auto upholstering.

- (6) Awning manufacture, cloth, metal, wood.
- (7) Aquarium, wholesale.
- (8) Book printing, binding, bindery.
- (9) Bottling works with syrup manufacture.
- (10) Bowling alley.
- (11) Bus and truck storage.
- (12) Cabinet shop.
- (13) Candy manufacture.
- (14) Canvas awning manufacture.
- (15) Car barns.
- (16) Carpenter shop.
- (17) Carpet cleaning - washing and scouring if dust-proof room and dust catching equipment is provided. J
- (18) Carting, express, hauling or storage.
- (19) Cement storage.
- (20) Ceramic products, handcraft shop having an area of not more than six thousand (6,000) square feet.
- (21) Clothing manufacture.
- (22) Cold storage plant.
- (23) Commercial amusement.
- (24) Cleaning and dry cleaning establishment having an area in excess of six thousand (6,000) square feet.
- (25) Commercial colleges.
- (26) Contractors storage yard.
- (27) Dance hall.
- (28) Driving range.
- (29) Dry goods, wholesale and storage.
- (30) Dyeing plant having more than 6,000 square feet.
- (31) Egg candling and grading.
- (32) Electrical and neon sign manufacture.
- (33) Electrical repairing.
- (34) Electro-plating; electro-typing.
- (35) Engraving plant.
- (36) Envelope manufacture.
- (37) Feed store, wholesale and storage.
- (38) Florist, wholesale.
- (39) Food products manufacture, frozen food lockers - wholesale.
- (40) Furniture repair and upholstery - wholesale.
- (41) Furniture auction sales.
- (42) Grocery store, wholesale and storage.
- (43) Hauling, light or heavy.
- (44) Household goods, storage.
- (45) Icecream manufacture; ice manufacture.
- (46) Job printing and book printing.
- (47) Laundry, commercial
- (48) Leather products manufacture.
- (49) Lithographing.
- (50) Loading or storage tracks.
- (51) Looseleaf book manufacture.
- (52) Lumber yard (building material)
- (53) Market - public.
- (54) Mattress making and renovating - where dust precipitating equipment is used.

- (55) Milk depot, wholesale.
- (56) Millinery manufacture.
- (57) Miniature golf course.
- (58) Mirror, resilvering.
- (59) Motel.
- (60) Motion picture studio, commercial films.
- (61) Motorcycle repairing.
- (62) Moving and storage company.
- (63) Newspaper printing.
- (64) Night clubs.
- (65) Optical goods manufacture.
- (66) Paper products and paper box manufacture.
- (67) Paint mixing, but excluding all cooking or baking operations of paints, varnish and lacquers.
- (68) Penal or correctional institutions for insane, feeble-minded, liquor or narcotic.
- (69) Photo engraving plant.
- (70) Plastic products, molding, casting and shaping.
- (71) Printing equipment, supplies, repairs.
- (72) Printing shop.
- (73) Publishing company.
- (74) Schools - all types including trade and commercial colleges.
- (75) Secondhand furniture.
- (76) Seed company - wholesale.
- (77) Shoe store, wholesale sales and storage.
- (78) Sheet metal shop.
- (79) Skating rink.
- (80) Storage of trucks, sand and gravel.
- (81) Storage and sales of used auto parts and accessories when located inside building and in which no automobile or parts of automobiles for sale is stored or displayed in the open.
- (82) Stone monument works - retail.
- (83) Street car barns.
- (84) Taxicab storage and repairs.
- (85) Team tracks and unloading docks, railroads.
- (86) Tire retreading and recapping.
- (87) Trade schools of all types.
- (88) Transfer and baggage company.
- (89) Trailer camp or tourist camp.
- (90) Trunk manufacturing.
- (91) Type setting.
- (92) Venetian blind manufacturing.
- (93) Warehouse, wholesale office, sales and storage.
- (94) Water distillation.
- (95) Any retail or wholesale use, provided such use is not noxious or offensive by reason of emission of odors, soot, dust, noise, fumes or vibrations, but excluding such uses as are enumerated under "LM" & "HM".
- (96) Accessory buildings and uses customarily incident to the above uses. No accessory use shall be

construed to permit the keeping of articles, goods or materials in the open or exposed to the public view. When necessary to store or keep such materials in the open, the lot or area shall be fenced with a solid fence or wall at least six (6) feet in height.

PARKING REGULATIONS. The parking regulations for single-family, two-family, and multiple-family dwellings are the same as those in the "A-1" multiple dwelling district.

The parking regulations for clinics, hospitals, hotels, clubs, lodges, places of public assembly, rooming and lodging houses are the same as those in the "A-2" Multiple Dwelling District.

The parking regulations for retail, personal services, professional offices and restaurants are the same as those in the "LR" Local Retail District.

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

Bowling alleys shall provide off-street parking space at a ratio of three (3) spaces for each alley.

Motor-vehicle salesrooms and used car lots shall provide off-street parking space at a ratio of one space for each one thousand (1,000) square feet of sales floor or lot area.

Dance halls, commercial amusement establishments, night clubs, and skating rinks shall provide off-street parking space at a ratio of one (1) space for each one hundred (100) square feet of floor area used for dancing, amusement or skating.

Manufacturing, industrial, and processing establishments, repair shops, warehouses, storage buildings, lumber and supply yards shall provide off-street parking space at a ratio of one (1) space for each five (5) 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 in a ratio of one space for each one thousand (1,000) square feet of floor area.

Retail, office, service, industrial and manufacturing 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 10 feet by 25 feet for each 20,000 square feet of floor space or fraction thereof in excess of 3,000 square feet in the building or on the lot used for retail, storage or service purposes.

"LM" LIGHT MANUFACTURING DISTRICTS

- (1) Any use permitted in any of the foregoing districts.
- (2) Adding machine manufacture.
- (3) Aircraft parts manufacture.
- (4) Airplane repair and manufacture.
- (5) Agricultural implement manufacturing.
- (6) Automobile assembly.
- (7) Automobile parts manufacture.
- (8) Bag manufacture.
- (9) Bag cleaning plant when equipped with a cyclone separator and bag filters with no exterior exhaust to cleaning equipment.
- (10) Bank equipment manufacture.
- (11) Bill board or advertising sign.
- (12) Blacksmith.
- (13) Boiler manufacture and repair of boilers not exceeding 15 H.P.
- (14) Bolt and nut manufacture.
- (15) Boot and shoe manufacture.
- (16) Broom manufacture.
- (17) Box and crate manufacture (other than paper).
- (18) Canning and preserving factory.
- (19) Carbon battery manufacture.
- (20) Carpet cleaning - if no dust proof cleaning room in which dust catching, washing and scouring equipment is provided.
- (21) Celluloid and similar cellulose manufacture.
- (22) Central station, light and power plant.
- (23) Chair manufacture.
- (24) Chick hatchery.
- (25) Coal yard, coal holst, coal pocket or coal car trestle.
- (26) Coffin manufacture.
- (27) Cooperage company.
- (28) Cotton ginning and baling.
- (29) Cotton seed products manufacture.
- (30) Creamery - wholesale.
- (31) Dairy - wholesale.
- (32) Disinfectant manufacture.
- (33) Drug manufacture.
- (34) Dye manufacturing.
- (35) Electric or acetylene welding.
- (36) Electric lamp manufacture.
- (37) Electrical supply manufacture.
- (38) Electrical power plant.
- (39) Elevator manufacture.
- (40) Enameling and painting.
- (41) Fixture manufacture.
- (42) Flour milling and grain storage and elevators.
- (43) Furniture manufacture.
- (44) Fur warehouse.
- (45) Gasoline, wholesale storage.

- (46) Grain elevator.
- (47) Gravel pits, by special permit.
- (48) Hardware manufacture.
- (49) Hosiery mill.
- (50) Horseshoeing.
- (51) Insecticide manufacturing.
- (52) Interurban Railway shops and yards.
- (53) Iron works, ornamental.
- (54) Knit goods manufacture.
- (55) Livery stable.
- (56) Machinery manufacture.
- (57) Machine shop.
- (58) Mattress factory.
- (59) Mattress renovating.
- (60) Metal products, stamping and manufacturing.
- (61) Milk processing plant.
- (62) Motor freight terminal.
- (63) Office equipment and supply manufacturing.
- (64) Paintshop.
- (65) Pattern shop.
- (66) Petroleum, wholesale storage.
- (67) Pharmaceutical manufacture.
- (68) Poultry feed manufacturer.
- (69) Poultry slaughtering.
- (70) Printing ink manufacture.
- (71) Public stable.
- (72) Railroad yards - round house or shop.
- (73) Railway terminal and yards.
- (74) Rice cleaning and polishing.
- (75) Riding academy.
- (76) Rock crushing.
- (77) Rug manufacture.
- (78) Sand and gravel pits.
- (79) Shoe factory.
- (80) Soap compounding.
- (81) Stable.
- (82) Stone cutting.
- (83) Stone quarry, by special permit.
- (84) Storage battery manufacturing.
- (85) Storage of live poultry, or poultry dressing.
- (86) Textile manufacture.
- (87) Tool manufacture.
- (88) Veterinary hospital.
- (89) Washing compound manufacturing.
- (90) Welding shop.
- (91) Wood products manufacture.
- (92) Woodworking shops.
- (93) Any manufacturing or industrial use which is not noxious or offensive by reasons of the emission of odor, dust, smoke, gas or noise, but specifically excluding uses listed under "HM"
- (94) Accessory buildings and uses customarily incident to the above uses.

PARKING REGULATIONS: The parking regulations for single-family, two-family, and multiple-family dwellings are the same as those in the "A-1" multiple dwelling district.

The parking regulations for clinics, hospitals, hotels, clubs, lodges, places of public assembly, rooming and lodging houses are the same as those in the "A-2" multiple-dwelling district.

The parking regulations for retail, personal services, professional offices and restaurants are the same as those in the "LR" local retail district.

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

Bowling alleys shall provide off-street parking space at a ratio of three (3) spaces for each alley.

Motor-vehicle salesrooms and used car lots shall provide off-street parking space at a ratio of one space for each one thousand (1,000) square feet of sales floor or lot area.

Dance halls, commercial amusement establishments, night clubs, and skating rinks shall provide off-street parking space at a ratio of one (1) space for each one hundred (100) square feet of floor area used for dancing, amusement or skating. Manufacturing, industrial, and processing establishments, repair shops, warehouses, storage buildings, lumber and supply yards shall provide off-street parking space at a ratio of one (1) space for each five (5) employees. The maximum number of employees on duty at any time, day or night, shall be the basis of determining parking requirements for any establishment. Where the number of employees is indeterminate, off-street parking space shall be provided in a ratio of one space for each one thousand (1,000) square feet of floor area.

Retail, office, service, industrial and manufacturing buildings shall provide and maintain off-street facilities for the loading and unloading of merchandise and goods within the building or on the lot and 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 10 feet by 25 feet for each 20,000 square feet of floor space or fraction thereof in excess of 3,000 square feet in the building or on the lot used for retail, storage or service purposes.

"HM" HEAVY MANUFACTURING DISTRICT

- (1) Any use permitted in any of the other foregoing districts.
- (2) Any use permitted in an "LM" district, except that

no building shall be erected or converted for dwelling purposes, provided, however, that dwelling quarters may be established in connection with any industrial plant for watchman and caretakers employed on the premises and provided further any existing dwelling within any "M-2" district may be repaired or altered.

- (3) Abattoir.
- (4) Acetylene gas manufacture.
- (5) Acid manufacture.
- (6) Air products manufacture.
- (7) Ammonia manufacture.
- (8) Asbestos products manufacture.
- (9) Ash dumps.
- (10) Asphalt manufacture, refining and storage.
- (11) Automobile wrecking yard.
- (12) Bag cleaning, where no dust filtering system is used.
- (13) Blast furnace.
- (14) Bleachery.
- (15) Bleaching powder manufacture.
- (16) Boiler works.
- (17) Bolt and nut manufacture.
- (18) Brass foundry.
- (19) Brick, pottery and tile manufacture other than making of handcraft products only.
- (20) Can manufacture.
- (21) Car manufacture.
- (22) Car wheel foundry.
- (23) Carborundum manufacture.
- (24) Carriage and wagon manufacture.
- (25) Castin manufacture.
- (26) Cast iron pipe manufacture.
- (27) Casting foundry.
- (28) Cattle sheds and pens.
- (29) Caustic soda manufacture.
- (30) Cement manufacture.
- (31) Chalk manufacture.
- (32) Chlorine manufacture.
- (33) Clay products.
- (34) Concrete mixing.
- (35) Concrete products manufacture.
- (36) Cordage mill.
- (37) Corrugated metal manufacture.
- (38) Crematory.
- (39) Creosote treatment and manufacturing.
- (40) Culvert manufacture.
- (41) Dextrine manufacture.
- (42) Dumping station.
- (43) Egg drying plant.
- (44) Emory cloth manufacture.
- (45) Engine manufacture.
- (46) Fat rendering.
- (47) Felt manufacturing.

- (48) Fertilizer manufacturing.
- (49) Forge works.
- (50) Foundry.
- (51) Fur curing and tanning.
- (52) Furnace manufacture.
- (53) Glass manufacture.
- (54) Glucose manufacture.
- (55) Glue and fertilizer manufacture.
- (56) Graphite manufacture.
- (57) Hair products factory (other than human).
- (58) Heating supplies and appliances manufacture.
- (59) Hide treating and tallow processing.
- (60) Hydrochloric acid and its derivatives manufacture.
- (61) Japanning and shellacking works.
- (62) Junk yard.
- (63) Jute manufacture.
- (64) Kalsomine manufacture.
- (65) Kerosene manufacture or storage.
- (66) Lard rendering.
- (67) Leather, curing or tanning.
- (68) Linseed oil manufacture.
- (69) Lubricating oil manufacture.
- (70) Lumber mill.
- (71) Malleable casting manufacturing.
- (72) Marble working and finishing.
- (73) Meat packing plant and animal slaughtering.
- (74) Monument works.
- (75) Oil compounding and barrelling.
- (76) Oil refinery.
- (77) Oilcloth manufacture.
- (78) Oxygen gas manufacture.
- (79) Packing (meats, poultry) establishment.
- (80) Paint manufacture and mixing.
- (81) Paper and paper pulp manufacture.
- (82) Petroleum and petroleum products refining.
- (83) Planing mill.
- (84) Plaster of paris manufacture.
- (85) Rag treatment or manufactured products from rags.
- (86) Raw hides and skins, treatment and storage.
- (87) Reduction of ore, garbage, offal, etc.
- (88) Refining of crank case oil.
- (89) Refuse dump.
- (90) Rug cleaning, if no dust proof cleaning room or dust filtering system is used.
- (91) Sales of used auto parts.
- (92) Salvage storage yard.
- (93) Scrap metal storage yard.
- (94) Scrap metal reduction.
- (95) Shellac manufacture.
- (96) Smelting metals and metal ores.
- (97) Snuff manufacture.
- (98) Soap manufacture from vegetable and animal products.
- (99) Starch manufacture.
- (100) Steel mill.
- (101) Stock yards.
- (102) Stone crushing.

- (103) Storage of used lumber and used building materials.
- (104) Stove and range manufacture.
- (105) Tanning and curing of hides.
- (106) Tar products, including tar paper and tar roofing manufacture.
- (107) Terra cotta manufacture.
- (108) Varnish manufacture.
- (109) Waste paper products manufacture.
- (110) White lead manufacture.
- (111) Wood distillation, including manufacture of tar, charcoal, turpentine, and similar products.
- (112) Wood preserving treatment.
- (113) Wrecking material yard.
- (114) Many manufacturing or industrial processes not heretofore listed and not prohibited by any other law.
- (115) Accessory building and uses incident to the above.

PARKING REGULATIONS. The parking regulations for clinics, hospitals, hotels, clubs, lodges, places of public assembly, rooming and lodging houses are the same as those in the "A-2" multiple dwelling district. The parking regulations for retail, personal services, professional offices and restaurants are the same as those in the "LR" local retail district.

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

Bowling alleys shall provide off-street parking space at a ratio of three (3) spaces for each alley.

Motor-vehicle salesrooms and used car lots shall provide off-street parking space at a ratio of one space for each one thousand (1,000) square feet of sales floor or lot area.

Dance halls, commercial amusement establishments, night clubs, and skating rinks shall provide off-street parking space at a ratio of one (1) space for each one hundred (100) square feet of floor area used for dancing, amusement or skating.

Manufacturing, industrial, and processing establishments, repair shops, warehouses, storage buildings, lumber and supply yards shall provide off-street parking space at a ratio of one (1) space for each five (5) employees. The maximum number of employees on duty at any time, day or night, shall be the basis of determining parking requirements for any establishment. Where the number of employees is indeterminate, off-street parking space shall be provided in a ratio of one space for each one thousand (1,000) square feet of floor area.

Retail, office, service, industrial and manufacturing 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 10 feet by 25 feet for each 20,000 square feet of floor space or fraction thereof in excess of 3,000 square feet in the building or on the lot used for retail, storage or service purposes.

SECTION 4. SPECIAL PERMITS: The City Council of the City of Mesquite may, after public hearing and proper notice to all parties affected, and, after recommendation from the City Planning and Zoning Commission containing such requirements and safeguards as are necessary to protect adjoining property, authorize the location of any of the following in the specified districts:

- (1) Any use or public building to be erected or used by the City, County, State or Federal Government in any District.
- (2) Private schools, kindergartens and nurseries teaching the same subjects as public elementary and high schools in any district, provided the building or buildings are set back from all required yard lines in the District in which they are to be located two (2) feet for each foot of building height and provided off-street parking facilities are provided. For schools and kindergartens a minimum building area of thirty (30) square feet per pupil and a minimum site area of two hundred (200) square feet per pupil shall be provided.
- (3) Institutions of a religious, educational or philanthropic nature in any District.
- (4) Private housing projects and shopping centers consisting of not less than three (3) acres and when accompanied by a site plan drawn to scale and showing the arrangement of the project in detail together with essential requirements such as parking facilities, locations of buildings and the uses to be permitted, and means of egress and ingress in any district.
- (5) Airport or landing fields or airport facilities in any district.
- (6) Day nurseries in any district.
- (7) Dog kennels and veterinarian hospitals in the "C" and "LB" districts or on a farm of five (5) acres or more, in any district.
- (8) Temporary commercial amusement enterprises such as circuses, carnivals, driving ranges, miniature golf courses, pony rides, miniature train rides, and rodeos in any district.
- (9) Riding academy or public stable on sites of five (5) acres or more, in any district.
- (10) Radio broadcasting towers and stations, television towers and television transmitting stations in any district.
- (11) Any installation of a public utility either privately or publicly owned in any district.
- (12) Water reservoir, water pumping station, water towers or artesian wells in any district.
- (13) Hospitals, dental and medical offices, clinics, children's homes, convalescent homes, old people's homes, maternity homes, in the "A-1" district or in any district where a site of five (5) acres or more is provided. Hospitals, dental and medical offices,

- clinics, convalescent homes, old people's homes and maternity homes existing in an "A-2" district on the effective date of this ordinance shall be deemed conforming.
- (14) Homes for the insane, alcoholic, feeble-minded and narcotics in the "A-2", "LR", "LB", "C" or "LM" or in any district where a site of twenty (20) acres or more is provided.
 - (15) Hotels and motels in the "A-1" district.
 - (16) Private clubs and community buildings in an "A-1" or "A-2" district or on a site of three (3) acres or more in any district.
 - (17) Drive-in theatres in the "LB" and "C" districts or on sites of ten (10) acres or more in any district.
 - (18) Greenhouses and nurseries in any district.
 - (19) Dance halls, when located in "C" districts or on sites of ten acres or more in any district.
 - (20) Tourist camps and trailer parks in an "LB" district.
 - (21) Rock quarries, sand, gravel and earth excavations. At the time the permit is granted, the City Council may impose reasonable conditions for the protection of the public health and safety, and may provide for the restoration of such property to a usable condition after excavations have been terminated.
 - (22) Where the City Planning and Zoning Commission is considering a change in zoning from a residential or apartment zoning to a lower classification and the area in question involves three or more acres under one or more owners, or if it contains lesser area and would constitute the extension of an existing district whereby the provision of off-street parking facilities, screening walls, fences or planting and open space would create a protective transition between a lesser and a more restricted district, or if it would constitute the extension of an existing special permit, the City Planning and Zoning Commission may, within its discretion, make the following recommendations to the City Council:

Recommend against the change in zoning.

Recommend a change in zoning.

Recommend that a special permit for such area be granted, together with its recommendations as to requirements for the paving of streets, alleys and sidewalks, means of ingress and egress to the public street, provisions for drainage, parking space and street layouts, and protective screening and open space.

- (23) Every special permit granted under the provisions of this article shall be considered as an amendment to the zoning ordinance as applicable to such property. In granting such permit the City Council may impose conditions which shall be complied with by the grantee before certificate of occupancy may be issued by the building inspector for the use of the buildings on such property pursuant to said special permit; and such conditions shall not be construed as conditions precedent to the granting of the special permit or the change in zoning of such property, but shall be construed as conditions precedent to the granting of the certificate of occupancy.

SECTION 5. USES PROHIBITED BY OTHER ORDINANCES: Nothing in this ordinance shall be construed as repealing any existing ordinance of the City regulating nuisances or permitting uses which are now prohibited by ordinances.

SECTION 6. NEWLY ANNEXED TERRITORY: All territory annexed to the City of Mesquite, Texas, hereafter shall be classified as "R", single family dwelling district, until permanently zoned by the City Council of the City of Mesquite. The Planning and Zoning Commission shall, as soon as practicable after annexation of any territory to the City of Mesquite, institute proceedings on its own motion to give the newly annexed territory a permanent zoning, and recommend the same to the City Council, and the procedure to be followed shall be the same as is provided by laws for the adoption of original zoning regulations.

SECTION 7. HEIGHT REGULATIONS.

- (1) The height of buildings in the "R", "D", "A-1" and "LR" districts shall not exceed 35 feet or 2-1/2 stories, and the height of the buildings in the "LB" Districts shall not exceed 45 feet or 3 stories.
- (2) One-family dwellings in the 35 foot height districts may be increased in height by not more than ten (10) feet when two side yards of not less than fifteen (15) feet each are provided. Such dwellings, however, shall not exceed three (3) stories in height.
- (3) In the 35 and 45 foot height districts public and semi-public buildings, hotels, apartments, hospitals, sanitariums or schools may be erected to a height not exceeding 75 feet when the front, side, and rear yards are each increased an additional foot for each foot such buildings exceed 35 feet and 45 feet, respectively, in height.
- (4) The height of buildings in the "A-2" district shall not exceed seventy five (75) feet, or six (6) stories, but above the height permitted at said yard line, four (4) feet may be added to the height of the buildings for each one (1)

- foot the building or portion thereof is set back from the required yard lines; provided, however, that the cubical content of such building shall not exceed the cubical content of a prism having a base equal to the area of the lot and height of 100 feet.
- (5) The height of buildings in the "C", "LM" and "HM" districts shall not exceed 100 feet, but above the height permitted at the yard lines, four (4) feet may be added to the height of the building for each one (1) foot that the building or portion thereof is set back from the required yard lines; provided, however, that the cubical content of such building shall not exceed the cubical content of a prism having a base equal to the area of the lot and height of 100 feet.
- (6) In the "C" District a tower may be constructed without reference to the above limitations, provided the largest horizontal dimensions of any side of the tower shall not exceed 60 feet and provided the horizontal area shall not exceed 25 percent of the area of the lot, and provided such tower shall be removed at least 25 feet from all lot lines and at least 50 feet from any other tower.
- (7) Chimneys, water towers, penthouses, scenery lofts, sugar refineries, monuments, cupolas, domes, spires, stand-pipes, false mansards, parapet walls, similar structures and necessary mechanical appurtenances may be erected as to their height in accordance with existing or hereafter adopted ordinances of the City.
- (8) On through lots 150 feet or less in depth, the height of a building may be measured from the curb level on either street. On through lots more than 150 feet in depth, the height regulation and basis of height measurement for the street permitting the greater height shall apply to a depth of not more than 150 feet from that street.

SECTION 8. FRONT YARDS

- (1) In the "R" Districts there shall be front yards having a depth of not less than 30 (thirty) feet from the property line to the front line of the building, covered porch, or covered terrace, or attached accessory building.
- (2) In the "D", "A-1", "A-2" and "LR" Districts there shall be a front yard having a depth of not less than 25 feet from the property line to the front line of the building, covered porch, or covered terrace or attached accessory building.
- (3) In the "LB" and "LM" Districts there shall be a front yard having a depth of not less than 15 feet from the property line to the front line of the building, covered porch, covered terrace, or attached accessory building.

- (4) In the "C" and "HM" Districts no front yard is required unless building is erected or structurally altered for dwelling purposes, in which event a front yard of not less than 15 feet in depth is required.
- (5) Where the frontage on one side of a block is zoned for two classes of districts, the set back on the most restricted district shall apply to the entire block.
- (6) If thirty percent or more of the frontage on one side of a block is improved with buildings that have observed an average front yard line, with a variation in depth of not more than six (6) feet, then the average front yard so established shall be observed; but this regulation shall not be interpreted to require a front yard of more than forty (40) feet.

SECTION 9. REAR YARDS:

- (1) In all districts where buildings are erected or structurally altered for dwelling purposes there shall be rear yard having a depth of not less than 20 percent of the depth of the lot, provided such rear yards need not exceed 25 feet.
- (2) In the "LR" and "LB" Districts there shall be a rear yard having a depth of not less than 20 percent of the depth of the lot, provided such rear yard need not exceed 25 feet.
- (3) In the "C", "LM" and "HM" Districts, when property is not used for dwelling purposes, and when not abutting on the rear on a Dwelling District, no rear yard is required. If abutting on the rear of a Dwelling District "R", "D", "A-1" or "A-2" then a rear yard of at least ten (10) feet is required.
- (4) In computing the required depth of a rear yard for any building where such yard abuts an alley, the depth of the lot may be considered to the center of the alley, and the required depth of rear yard measured from the center of said alley.
- (5) An accessory building or garage apartment not exceeding one story in height may occupy not more than 60 percent of a minimum required rear yard.
- (6) An accessory building or garage apartment, exceeding one story or more in height, may occupy not more than 40 percent of a minimum required rear yard.
- (7) An accessory building or garage apartment, one story or more in height, must have a minimum distance of seven and one-half (7-1/2) feet from the rear lot line or from the center of the alley.

SECTION 10. SIDE YARD:

- (1) In Districts "R", "D", "A-1" and "A-2" and in all districts where a building is erected or structurally altered for dwelling purposes, there shall be two side yards, one on each side of the building, each a minimum of five feet wide.
- (2) In the "A-1" District and in other districts where a building is erected or structurally altered for dwelling purposes for buildings more than three stories in height, but not exceeding six (6) stories in height, each of the two side yards shall be increased three (3) feet in width for each additional story above the third. For buildings more than eight stories, or 100 feet in height, there shall be an additional set-back as provided in the height regulations above.
- (3) In the "LR", "LB", "C", "LM" and "HM" Districts, if the property is not used for dwelling purposes no side yards are required, unless a lot abuts upon the side of a lot zoned for dwelling purposes, there shall be two side yards of not less than five (5) feet each. In other cases a side yard, if provided for a business or industrial building, shall be not less than four (4) feet.
- (4) For the purpose of side yard regulations, two or more detached one or two-family dwellings shall be considered as one building when occupying one lot, provided, however, there shall be a minimum of ten (10) feet between the sides of the building on the same lot.

(5) Group Houses or Court Apartments:

In the case of group houses or court apartment, when buildings rear upon the side yard, the width of the side yard shall be increased by one foot for each building or apartment abutting thereon. If any stairway opens onto or is served by such side yard, the minimum width of such side yard shall be ten (10) feet.

The width of a place or court shall not be less than forty (40) feet measured between buildings or from buildings to the opposite property line, provided that open or unenclosed porches may project into the required place or court not more than 20 percent of the width of such a place or court.

All other requirements including front, side and rear yards shall be complied with in accordance with the district in which such group houses or court apartments are located.

Every part of a required yard or court shall be open from its lowest point to the sky unobstructed except for the ordinary projections of sills, balt courses, cornices, etc., provided however, the above projections shall not extend into a court more than twenty-four (24) inches nor into a minimum side yard more than twenty-four (24) inches.

- (6) The side and front yard requirements for dwellings

shall be waived where dwellings are erected above stores or shops.

- (7) On corner lots the side yard regulations shall be the same as for interior except in the case of side street or reversed frontage (where the corner lot faces an intersecting street) in which case there shall also be a side yard on the street side equal to the front yard on the lots in the rear. No accessory building on said corner lot shall project beyond the front yard line on the lots in the rear. This regulation shall not be so interpreted as to reduce the buildable width of a corner lot facing an intersecting street, and of record at the time of passage of this ordinance to less than twenty-eight (28) feet, nor to prohibit the erection of an accessory building where the regulation cannot be reasonably complied with.

SECTION 11. LOT AREA:

- (1) In the "R" Districts the minimum area of the lot shall be 7,200 square feet.
- (2) In the "D" districts the minimum area of the lot shall be 6,000 square feet for a one-family dwelling or 7,200 square feet for a two-family dwelling, or two one-family dwellings.
- (3) In the "A-1", "A-2", "LR", "LB", "C" and "LM" Districts the minimum area of the lot shall be 5,000 square feet for a one-family dwelling; 6,000 square feet for a two-family dwelling; and for apartment houses or buildings arranged or designed for more than two families the minimum area shall be 6,000 square feet plus 720 square feet for each family in excess of two.
- (4) On any lot held under separate district ownership from adjoining lots at the time of the passage of this ordinance, such separately owned property being of record at the time, a single-family dwelling may be erected even though the lot be of less than required by the regulations relating to area in the district in which it is located; provided however, that in any event the combined area of the dwelling and accessory building shall not cover more than forty (40) percent of the total area of the lot.
- (5) No lot area shall be so reduced or diminished that the yards or open spaces shall be smaller than prescribed by this ordinance, nor shall the density of population be increased in any manner except in conformity with the area regulations herein established; side yard areas used to comply with minimum requirements

of this ordinance for a building shall not be included as a part of the required areas of any other buildings.

SECTION 12. SPECIAL REGULATIONS AND EXCEPTIONS:

- (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.
- (2) Front Yard - The front yards heretofore required shall be adjusted in the following case: Where a building line has been established by ordinance and such line requires a greater setback than is prescribed by this ordinance in the district in which the building line is located, no building shall be erected closer to the street than the line so established.
- (3) Open and unenclosed terraces or porches and eave and roof extensions may project into the required front yard for a distance not to exceed four (4) feet; provided, however, that no supporting structure for such extensions may be located within the required front yard. The supporting structure of an open carport or other structure for the storage of automobiles shall not be located within the required front yard. An unenclosed canopy for a gasoline filling station or similar business may extend beyond the building line but shall never be closer to the property line than twelve (12) feet. The building line of a gasoline filling station shall mean the actual wall of the filling station and shall not be interpreted as being the curb of a walk or driveway or as the front of a canopy or the columns supporting same.
- (4) Side and Rear Yards - Every part of the required side or rear yard shall be open and unobstructed except for accessory buildings as permitted herein and the ordinary projection of window sills, belt courses and other ornamental features projecting not to exceed twelve (12) inches. Eaves and awnings on main residential structures may project three (3) feet of a side lot line.

Accessory buildings may be built in the rear yard except that when such accessory building is located closer than fifteen (15) feet to the main building it shall observe the same side yard as required for the main building.

Open or lattice enclosed fire escapes, fireproof outside stairways, balconies opening upon fire towers, and ordinary projections of chimneys and flues into rear yards may be permitted by the building inspector into the required rear yard for a distance not to exceed three and one-half (3½) feet.

Terraces, uncovered porches, platforms, and ornamental features which do not extend more than three (3) feet above the ground (first) floor level of the building may project into a required side yard provided such projections not be erected closer than two (2) feet from the side lot line.

- (5) 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. Where a lot is used for retail, commercial, industrial, or a combination of same, or for a combination of retail and dwelling purposes, more than one (1) 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 districts 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 Planning and Zoning Commission so as to comply with the normal requirements for platting. No parking area, storage area, or required open space for one building shall be computed as being the open space, yard or area requirements for any dwelling or other use. Whenever an area or tract of three (3) acres or more under one or several ownerships is proposed for development with more than one (1) main building, permits may be issued for housing projects, shopping centers, institutions, industrial development, or a combination development of two or more uses when the same is issued as prescribed for Special Permits.

SECTION 13.. CERTIFICATE OF OCCUPANCY AND COMPLIANCE:

- (1) No building hereafter erected or structurally altered shall be used, occupied or changed in use until a certificate of occupancy and compliance shall have been issued by the building inspector stating that the building or proposed use of a building or premises complies with the building laws and the provisions of these regulations.
- (2) Certificates of occupancy and compliance shall be applied for coincident with the application for building permit and shall be issued within ten (10) days after the erection or structural alteration of such building shall have been completed in conformity with the provisions of these regulations. A record of all certificates shall be kept on file in the office of the Building Inspector and copies shall

be furnished on request to any person having a propriety or tenancy interest in the building affected.

- (3) No permit for excavation for any building shall be issued before application has been made for a certificate of occupancy and compliance.

SECTION 14. NON-CONFORMING USES:

- (1) Any use of property existing at the time of the passage of this ordinance that does not conform to the regulations prescribed in the preceding sections of this ordinance shall be deemed a non-conforming use; except that any duplex or apartment use existing at the time of the passage of this ordinance shall be thereafter deemed a conforming use. Any lawful use existing within a building at the time of the passage of this ordinance, in any business, industrial or manufacturing district, shall be deemed a conforming use upon the lot devoted to such use at the time of the passage of this ordinance.
- (2) The lawful use of land existing at the time of the passage of this ordinance, although such does not conform to the provision hereof, may be continued; but if such non-conforming use is discontinued, any future use of said premises shall be in conformity with the provisions of this ordinance. If a building occupied by a non-conforming use is destroyed by fire or the elements, it may not be reconstructed or rebuilt except to conform with the provisions of this ordinance.
- (3) The lawful use of the building at the time of the passage of this ordinance may be continued, although such does not conform to the provisions hereof, such use may be extended throughout the building provided no structural alteration, except those required by law or ordinance, are made therein. If no structural alterations are made, non-conforming use of the same or more restricted classification may be continued, provided however, that in the event a non-conforming use of a building is one changed to a higher or more restricted classification, it shall not later revert to the former lower or less restricted classification.
- (4) The right of non-conforming use to continue shall be subject to such regulations as to maintenance of the premises and conditions of operation as may be the judgment of the Board of Adjustment: reasonably required for the protection of adjacent property.
- (5) Nothing in this ordinance shall be taken to prevent restoration of a building destroyed to the extent of not more than fifty-one (51) percent of its reasonable value by fire, explosion or other

casualty, or act of God, or a public enemy, nor the continued occupancy or use of such building, or part thereof, which existed at the time of such partial destruction.

SECTION 15. ZONING MAP, DESIGNATIONS:

- (1) When definite distances in feet are not shown on the zoning map, the district boundaries on the zoning map are intended to be along existing street, alley or property lines or extensions of or from the same. When the location of a district boundary line is not otherwise determined, it shall be determined by the scale of the map measured from a given line.
- (2) Where the street layout actually on the ground varies from the street layout as shown on the zoning map, the Board of Adjustment may apply the designations shown on the mapped streets in such a way as to carry out the intent and purpose of the plan for the particular area in question.

SECTION 16. BOARD OF ADJUSTMENT:

- (1) There is hereby created a Board of Adjustment consisting of five (5) members, each to be appointed by a majority of the City Council for a term of two years and removable for cause by the appointing authority. Vacancies shall be filled by the appointment by the original appointing authority of a suitable person to serve out the unexpired term of any member whose place on the Board has become vacant for any cause.

The Board is hereby vested with power and authority, in appropriate cases and subject to appropriate conditions and safeguards to make such exemptions to the terms of this ordinance in harmony with its general purpose and intent and in accordance with general or special rules therein contained for the purpose of rendering full justice and equity to the general public.

The Board may adopt rules to govern its proceedings provided however, that such rules are not inconsistent with this ordinance. Meetings of the Board shall be held at the call of the chairman, who may administer oath and compel the attendance of witnesses. All meetings of the Board shall be open to the public. The Board shall keep minutes of its proceedings, showing the vote of each member upon each question, or, if absent or failing to vote, indicate such fact, and shall keep records of its examinations and other official actions, all of which shall be immediately filed in the office of the Board and shall be a public record.

- (2) Appeals to the Board of Adjustment can be taken by any person aggrieved or by any officer, department, board or department of municipality affected by any decision of the administrative office. Such appeal

shall be taken within fifteen (15) days' time after the decision has been rendered by the administrative office, by filing with the officer from whom the appeal is taken and with the Board of Adjustment, a notice of appeal specifying the grounds thereof. The officer from whom the appeal is taken shall forthwith transmit to the Board all the papers constituting the record upon which the action appealed from was taken. An appeal shall stay all proceedings of the action appealed from, unless the officer from whom the appeal is taken certifies to the Board of Adjustment, after the notice of appeal shall have been filed with him, that by reason of facts, stated in the certificate, a stay would, in his opinion, cause imminent peril to life or property. In such case, proceedings shall not be stayed, otherwise than by a restraining order which may be granted by the Board of Adjustment or by a court of record or application on notice to the officer from whom the appeal is taken and on due cause shown.

The Board of Adjustment shall fix a reasonable time for the hearing of an appeal, give the public notice thereof, as well as due notice to the parties in interest and decide the same within a reasonable time. Upon the hearing any party may appear in person or by attorney or by agent.

- (3) The Board of Adjustment shall have the following powers:
- To hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by an administrative official in the enforcement of this ordinance.
 - To hear and decide special exceptions to the terms of the ordinance upon which the Board is required to pass under this ordinance.
 - To authorize upon appeal in special cases, such variances from the terms of the ordinance as will not be contrary to the public interest, where, owing to special conditions, the literal enforcement of the provisions of the ordinance will result in unnecessary hardship, and so that the spirit of this ordinance shall be observed and substantial justice done.
- (4) In exercising its powers, the Board may, in conformity with the provisions of Articles 1011-A and including 1011-J of the 1925 Civil Statutes of Texas, revise or reform, wholly or partly, or may modify the order, requirement, decision or determination as ought to be made and shall have all the powers of the officer from whom the appeal is taken.
- (5) The concurring vote of four (4) members of the Board shall be necessary to revise any order, requirements, decision or determination of any such administrative official, or to decide in favor of the application on any matter upon which it is required

to pass under this ordinance or to affect any variance in said ordinance.

- (6) Any person or persons, jointly or severally, aggrieved by any decision of the Board of Adjustment or any taxpayer or any officer, department, or Board of the Municipality may be present to a court of record a petition, duly verified, setting forth that such decision is illegal, in whole or in part, specifying the grounds of the illegality. Such petition shall be presented to the court within ten (10) days after the filing of the decision in the office of the Board and not thereafter.

SECTION 17. COMPLETION OF EXISTING BUILDINGS: Nothing herein contained shall require any change in the plans, construction or designated use of a building actually under construction at the time of the passage of this ordinance and which entire building shall be complete within one (1) year from the passage of this ordinance. Nothing herein contained shall require any change in plan, construction or designated use of a building for which a building permit has been heretofore issued and which entire building shall be complete within six (6) months from the date of the passage of this ordinance. If any amendment to this ordinance is hereafter adopted changing the boundaries of districts, the provisions of this ordinance with regard to buildings, or premises existing or buildings under construction or building permits issued at the time of the passage of this ordinance, shall apply to building permits issued in the area affected by such amendment at the time of the passage of such amendment.

SECTION 18. DEFINITIONS: Certain words in this ordinance are defined for the purpose hereof as follows:

- (1) Words in the present tense include the future; words in the singular number include the plural number; the words in the plural number include the singular; the word "building" includes the word "structure"; the word "lot" includes the word "plot"; the word "shall" is mandatory and not directive.
- (2) Accessory Building: In a residence or apartment district, a subordinate building, attached to or detached from the main building, without separate utilities, not used for commercial purposes and not rented and containing servants quarters, a washroom, a storage room for domestic storage only, and space for one or more automobiles.

In any other district, a subordinate building, the use of which is incidental to and used only in conjunction with the main building.

- (3) Alley: A public space or thoroughfare which affords only secondary means of access to property abutting thereon.
- (4) Apartment: A room or suite of rooms in an apartment house arranged, designed or occupied as the residence by a single family, individual, or group of individuals.
- (5) Apartment House: Any building, or portion thereof, which is designed, built, rented, leased, let or hired out to be occupied as three or more apartments

- or which is occupied as the home or residence of three or more families living independently of each other and maintaining separate cooking facilities.
- (6) Apartment Hotel: Any building larger than an apartment house designed or built to be occupied as a series of separate apartments and by persons living independently of each other.
 - (7) Area of the Lot: The area of the lot shall be the net area of the lot and shall not include portions of streets and alleys.
 - (8) Basement: That portion of a building between floor and ceiling, which is partly below and partly above grade, but so located that the vertical distance from grade to the floor below is less than the vertical distance from grade to ceiling.
 - (9) Block: An area within the City enclosed by streets and occupied by or intended for buildings; or, if said word is used as a term of measurement, it shall mean the distance along a side of a street between the nearest two streets which intersect said street on said side.
 - (10) Boarding House: A building other than a hotel, where lodging and meals for five or more persons are served for compensation.
 - (11) Breezeway: A covered passage one story in height connecting a main structure and an accessory building.
 - (12) Building: Any structure built for the support, shelter and enclosure of persons, animals, chattels or movable property of any kind.
 - (13) Building Line: A line parallel or approximately parallel to the street line and beyond which buildings may not be erected.
 - (14) Building, End of: Those sides of the building having the least dimensions and in which doors or openings are not customarily provided for ingress and egress.
 - (15) Business: Includes retail, commercial, and manufacturing uses and districts as herein defined.
 - (16) Cellar: That portion of a building between floor and ceiling which is partly below and partly above grade but so located that the vertical distance from grade to the floor below is greater than the vertical distance from grade to ceiling.
 - (17) Clinic, medical: An institution or station for the examination and treatment of ill and afflicted outpatients.
 - (18) Convalescent Home: Any structure used for or occupied by persons recovering from illness or suffering from the infirmities of old age.
 - (19) Court: An open, unoccupied space, bounded on more than two sides by the walls of the building. An inner court, is a court entirely surrounded by the exterior walls of a building. An outer court is a court having one side open to a street, alley, yard or other permanently open space.

- (20) Customary Home Occupations: A customary home occupation is an occupation customarily carried on in the home by a member of the occupant's family without structural alterations in the building or any of its rooms, without the installation of machinery other than that customary to normal household operation or additional equipment without the employment of additional persons, without the use of a sign to advertise the occupation and which does not cause the generation of additional traffic in the street.
- (21) Day Nursery: A place where children are left for care between the hours of 7 A.M. and 12 midnight.
- (22) Depth of Rear Yard: The mean horizontal distance between the rear line of a building other than accessory building and the rear lot line and depth of a required rear yard is twenty (20) percent of the depth of the lot.
- (23) Depth of Lot: The mean horizontal distance between the front and rear lot lines.
- (24) Dwelling, One-Family: A detached building having accommodations for and occupied by not more than one family, or by one family and not more than four (4) boarders or lodgers.
- (25) Dwelling, Two-Family: A detached building having separate accommodations for and occupied by not more than two families, or by two families and not more than four (4) boarders or lodgers. (Two boarders or lodgers to each unit.)
- (26) Dwelling Unit: A building or portion of a building which is arranged, occupied or intended to be occupied as living quarters.
- (27) District: A section of the City of Mesquite for which the regulations governing the area, height, or use of the buildings are uniform.
- (28) Efficiency Apartment: An apartment having a combination living and bedroom. (No separate bedroom).
- (29) Family: A family is any number of individuals living together as a single housekeeping unit, in which not more than four individuals are unrelated by blood.
- (30) Farm: An area of two acres or more, which is used for the growing of the usual farm products such as vegetables, fruits, trees and grain and their storage on the area as well as the raising thereon of the usual farm poultry and farm animals such as horses, cattle, sheep and swine including dairy farms with the necessary accessory uses and for treating and storing the produce; provided, however, that the operation of such accessory use shall be secondary to that of the normal activities; and provided further that it does not include the commercial feeding of offal or garbage to swine or other animals.
- (31) Front Yard: An open, unoccupied space on a lot facing a street and extending across the front of a lot between the side yard lines and being the minimum horizontal distance between the street line and the

main building or any projection thereof other than the projection of the usual steps or eave overhang.

- (32) Grade: For buildings having walls adjoining one street only, it is the elevation of the sidewalk at the center of the wall adjoining the street;
For buildings having walls adjoining more than one street, it is the average of the elevation of the sidewalks at the center of all walls adjoining the street;
For buildings having no wall adjoining the street, it is the average level of the finished surface of the ground adjacent to the exterior walls of the building;
Any wall approximately parallel to and not more than five (5) feet from a street line is to be considered as adjoining the street.
Where no sidewalk has been constructed, the Director of Public Works shall establish such sidewalk level or its equivalent for the purpose of these regulations.
- (33) Gross Floor Area: The gross floor area of an apartment house shall be measured by taking the outside dimensions of the apartment building at each floor level excluding however, the floor area of basements or attics not used for residential purposes.
- (34) Height: The height of a building or portion of a building shall be measured from the average established grade at the street lot line or from the average natural ground level, if higher or, if no street grade has been established, to the highest point of the roof's surface if a flat surface; to the deck line of mansard roofs; and to the mean height level between eaves and ridge for hip and gable roofs. In measuring the height of a building, the following structures shall be excluded; chimneys, cooling towers, elevator bulkheads, pent houses, tanks, water towers, radio towers, ornamental cupolas, domes or spires, and parapet walls not exceeding four (4) feet in height.
- (35) Hobby Shop: An accessory use housed in a dwelling or in an accessory building in which the residents of the premises engage in recreational activities, none of which shall disturb the neighbors on either side or in the rear thereof, and from which no revenue may be derived, in which no goods may be publicly displayed, offered for sale, or advertised for sale, nor may any sign be used in connection therewith.
- (36) Home Occupations: Any occupation that is customarily performed at home that does not involve a structural change in the building, that does not

require the employment of help, the installation of equipment or the display of a sign, and shall not include beauty culture schools, beauty parlors, doctor's offices for treatment of patients.

- (37) Home Work Shop: See Hobby Shop.
- (38) Hospital: An institution or place where sick or injured in-patients are given medical or surgical care either at public (charity) or private expense.
- (39) Hotel and Motel: A building or arrangement of buildings designed and occupied as a temporary abiding place of individuals who are lodged with or without meals, in which the rooms are usually occupied singly for hire, in which there are no provisions for cooking in individual rooms or apartments, and in which there are more than twelve (12) sleeping rooms, a public dining room accommodating more than twelve (12) guests and a central kitchen.
- (40) Housing Project: An area of three (3) or more acres arranged according to a site plan to be submitted to and to be approved by the City Planning and Zoning Commission and the City Council on which is indicated the amount of land to be devoted to housing facilities, their arrangement thereon, together with the arrangement of access streets and alleys, and the entire area is to be zoned as an apartment-l zone upon the recommendation of the City Planning and Zoning Commission and the action of the City Council, and in which it shall not be necessary to subdivide the area into lots and blocks. The site plan shall indicate that all access streets, alleys, sidewalks, storm sewers, and storm sewer inlets, shall be provided as required by the City of Mesquite and built in accordance with City of Mesquite specifications.
- (41) Kindergarten: A school for children of pre-public school age in which constructive endeavors, object lessons and helpful games are prominent features of the curriculum.
- (42) Lodging House: A building other than a hotel, where lodging for five or more persons is provided for compensation.
- (43) Lot: Land occupied or to be occupied by a building and its accessory building, and including such open spaces as are required under this ordinance, and having its principal frontage upon a public street or officially approved place.
- (44) Lot Lines: The lines bounding a lot as defined herein.
- (45) Lot of Record: A lot which is part of a subdivision, the plat of which has been recorded in the office of the County Clerk of Dallas County, or a parcel of land, the deed for which was recorded in the office of the County Clerk of Dallas County prior to January 1, 1951.
- (46) Non-Conforming Use: A building, structure or use of land lawfully occupied at the time of the effective

- date of this ordinance or amendments thereto, and which does not conform to the use regulations of the district in which it is situated.
- (47) One-Family Dwelling: A detached building having accommodations for and occupied by one family, or by one family and not more than four (4) boarders or lodgers.
- (48) Open Space: Area included in any side, rear or front yard or any unoccupied space on the lot that is open and unobstructed to the sky except for the ordinary projection of cornices, eaves or porches.
- (49) Parking Space: An area of not less than 180 square feet (measuring approximately 9 feet by 20 feet) not on a public street or alley, surfaced with an all weather surface, enclosed or unenclosed, together with an all weather surfaced driveway connecting the parking space with a street or alley permitting free ingress and egress, in any dwelling, duplex or apartment district shall not include the parking of trucks or buses for commercial purposes, head-in parking adjacent to a public thoroughfare wherein the maneuvering is done, a public street shall not be classified as off-street parking in computing the parking requirements for any use.
- (50) Place: An open, unoccupied space reserved for purposes of access to abutting property.
- (51) Private Garage: An accessory building or portion thereof in which not more than five (5) privately owned motor-driven vehicles are stored by occupants of the premises, not more than one of which may be a truck of not to exceed 1 or 1½ ton capacity.
- (52) Public Garage: A building or portion of a building used for repair, care, or servicing of motor-driven vehicles, or where motor-driven vehicles are equipped for operation, or kept for hire or sale, but not including the open storage of trucks, trailers and vans.
- (53) Private Stables: A stable with a capacity for not more than four horses or mules.
- (54) Public Stables: A stable with a capacity for more than four horses or mules.
- (55) Rear Yard: The required rear yard is an open space unoccupied and unobstructed extending across the rear of a lot from one side lot line to the other side lot line and having a depth of twenty (20) percent of the depth of the lot. Accessory buildings may occupy not to exceed thirty (30) percent of the area of the required rear yard, except that in the "A-1" or "A-2" districts where access to accessory buildings is from a public alley, more than thirty (30) percent of the required rear yard may be covered by such buildings provided that the minimum distance between the rear of the main building and the accessory building equals at least twenty (20) percent of the depth of the lot.
- (56) Shopping Center: An area consisting of three (3) acres or more arranged according to a site plan to be submitted

to and to be approved by the City Planning and Zoning Commission and the City Council, on which is indicated the amount of land to be devoted to the shopping village, the detailed arrangement of the various buildings, parking area, streets, and type of zoning desired. It shall require that the installation of all utilities, drainage structures, the paving of streets, parking area, alley and the installation of sidewalks in accordance with the City of Mesquite specifications for each type of improvement.

- (57) Servants Quarters: An accessory building or portion of a main building located on the same lot as the main building and used as living quarters for servants employed on the premises and not rented or otherwise used as a separate domicile.
- (58) Side Yard: An open, unoccupied space on the same lot with a building, situated between the building and side line of the lot and extending through from the front yard to the required rear yard. Any lot line not the rear line or a front line shall be deemed a side line.
- (59) Storage Garage: A building or portion thereof used for the storage of more than five (5) passenger motor vehicles and trucks of not more than one and one-half (1½) ton capacity.
- (60) Story, Half: A story having an average height of not more than eight (8) feet, covering a floor area of not more than seventy-five (75) percent of the area of the floor of the first story below.
- (61) Story, Standard: One having eleven (11) feet six (6) inches between floors.
- (62) Street: Any thoroughfare or public driveway, other than an alley, and more than twenty (20) feet in width, which has been dedicated or deeded to the public for public use.
- (63) Street Line: A dividing line between a lot, tract or parcel of land and a contiguous street.
- (64) Structural Alterations: Any change in the supporting member of a building, such as a bearing wall, column, beams or girders.
- (65) Two-family Dwelling: A detached building having separate accommodations for and occupied by not more than two families, or by two families and not more than four boarders and lodgers.
- (66) Trailer Camp or Park: An area designed, arranged or used for the parking or storing of one or more auto trailers which are occupied or intended for occupancy as temporary living quarters by individuals or families.
- (67) Used Car Lot: A lot or portion thereof to be used only for the display and sale of automobiles that are in condition to be driven on or off the lot. A used car lot shall not be used for the storage of wrecked automobiles, or the dismantling of automobiles, or the storage of automobile parts.
- (68) Width of Side Yard: The mean horizontal distance

between a side wall of a building and the side line of the lot, or to the center line of an alley adjacent to such side lot line.

- (69) Yard: An open, unoccupied space other than a court, on the lot in which a building is situated and which is unobstructed from the ground to the sky.
- (70) Tourist Court: One or more buildings designed or used as temporary living quarters for automobile transients in which individual cooking facilities may or may not be provided. If facilities are provided for individual cooking so that the units may be occupied as dwelling units the same area, density and yard regulations as required in the "A-1", Apartment District, shall be observed. In all cases, one off-street parking space shall be provided for each room or suite of rooms in the tourist court.

SECTION 19. 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 buildings in violation of any detailed statement or plan submitted and approved thereunder, shall be guilty of a misdemeanor, and shall be subject to fine of not more than one hundred dollars, and each day such violation shall be permitted to continue shall constitute a separate offense. The owner or owners of any building or premises or part thereof, where anything in violations 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 violation, shall be guilty of a separate offense and upon conviction thereof shall be fined as above provided.

SECTION 20. CHANGES AND AMENDMENTS:

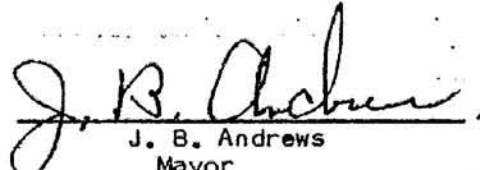
- (1) The City Council may from time to time amend, supplement or change by ordinance the boundaries of the districts or the regulations herein established.
- (2) Before taking action on any proposed amendment, supplement or change, the City Council shall submit same to the Planning and Zoning Commission for its recommendation and report.
- (3) A public hearing shall be held by the City Council before adopting any proposed amendment, supplement or change. Notice of such hearings shall be given by publication one time in the official publication of the City of Mesquite, stating the time and place of such hearing, which time shall not be earlier than fifteen days from the first date of publication.
- (4) Unless such proposed amendment, supplement or change has been approved by the City Planning and Zoning Commission, or if a protest against such amendment supplement or change has been filed with the City Secretary, duly signed and acknowledged by the owners of 20% or more, either of the area or the lots included in such proposed changes or those immediately adjacent in the rear thereof extending 200 feet from the street frontage of such opposite

lots, such amendment, supplement or change shall not become effective except by a three-fourths vote of the City Council.

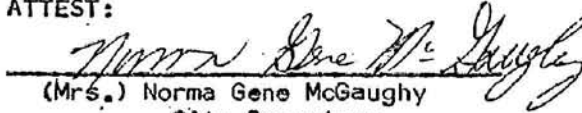
SECTION 21. REPEALING CLAUSE: All ordinances and parts of ordinances in conflict herewith are hereby repealed.

SECTION 22. SAVING CLAUSE: It is hereby declared to be the intention of the City Council of the City of Mesquite that the sections, paragraphs, sentences, clauses and phrases of this Ordinance are severable and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional or to contravene superior law by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional or invalid phrase, clause, sentence, paragraph or section.

PASSED AND APPROVED, this 3rd day of May, 1955.


J. B. Andrews
Mayor

ATTEST:


(Mrs.) Norma Gene McGaughy
City Secretary