

ORDINANCE NO. 901

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF 1964, BY INCREASING THE MINIMUM LIVING AREA FLOOR SPACE OF RESIDENTIAL DWELLING UNITS; BY PROVIDING A SEVERABILITY CLAUSE; BY PROVIDING A PENALTY NOT TO EXCEED TWO HUNDRED (\$200.00) DOLLARS; AND DECLARING AN EMERGENCY.

WHEREAS, after the holding of a public hearing and hearing testimony and argument for and against, the City Council has determined that it is in the interest of the health, comfort and welfare of the inhabitants of the City to increase the minimum floor space of residential dwelling units;

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

SECTION 1. That the Comprehensive Zoning Ordinance of 1964, is hereby amended to provide the following, in all other respects to remain in full force and effect:

A. Article V, Section 3, Subsection 9, is changed to read as follows:

9. Area of dwelling. The minimum floor area of the dwelling exclusive of garage, breezeway and porches shall be 1,800 square feet.

B. Article VI, Section 3, Subsection 9, is changed to read as follows:

9. Area of dwelling. The minimum floor area of the dwelling exclusive of garage, breezeway and porches shall be 1,500 square feet.

C. Article VI-A, Section 3, Subsection 9, is changed to read as follows:

9. Area of dwelling. The minimum floor area of the dwelling exclusive of garage, breezeway and porches shall be 1,600 square feet.

D. Article VII, Section 3, Subsection 9, is changed to read as follows:

ORDINANCE/PAGE 2

9. Area of dwelling. The minimum floor area of the dwelling exclusive of garage, breezeway and porches shall be 1,200 square feet.
- E. Article VIII, Section 3, Subsection 8, shall be changed to read as follows:
8. Area of dwelling. There shall be provided a minimum living area, exclusive of porches, breezeways, covered garages or carports of 900 square feet for each dwelling unit in a two-family residence and 1,200 square feet for single-family dwelling.
- F. Article IX-A, Section 3, Subsection (h) shall be changed to read as follows:
- (h) Area of dwelling unit. The minimum areas of dwelling units in a multiple-family district shall be:
- (1) One bedroom apartment - 725 square feet
 - (2) Two bedroom apartment - 875 square feet
 - (3) Three, or more, bedroom apartment - 1,000 square feet


SECTION 2. That should any paragraph, sentence, subdivision, clause, phrase, or section of this ordinance be adjudged or held to be unconstitutional, illegal, or invalid, the same shall not affect the validity of this ordinance as a whole, or any part or provision hereof other than the part so decided to be invalid, illegal, or unconstitutional and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 3. That any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of 1964 of the City of Mesquite, and upon conviction shall be punished by a fine not to exceed Two Hundred (\$200.00) Dollars for each offense.


ORDINANCE/PAGE 3

SECTION 4. The fact that the Comprehensive Zoning Ordinance of 1964 of the City of Mesquite, and the Code of the City of Mesquite, Texas, are inadequate to afford the necessary protection to the inhabitants of the City constitutes an urgency and an emergency for the preservation of the public health, safety and welfare of its citizens and requires that this Ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance, as the law in such cases provides.

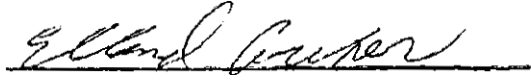
DULY PASSED by the City Council of the City of Mesquite, Texas, on the 2nd day of November, A.D., 1970.


George Boyce
Mayor

ATTEST:


Norma G. McGaughy
City Secretary

APPROVED AS TO FORM:


Elland Archer
City Attorney

