

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF MESQUITE BY DELETING CERTAIN SECTIONS AND AMENDING CERTAIN SECTIONS TO MAKE THE ZONING ORDINANCE CORRESPOND WITH OTHER PROVISIONS OF THE CITY CODE; BY PROVIDING FOR A SEVERABILITY CLAUSE; BY PROVIDING FOR A PENALTY NOT TO EXCEED TWO HUNDRED (\$200.00) DOLLARS FOR EACH OFFENSE; AND DECLARING AN EMERGENCY.

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

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Mesquite is hereby amended as follows, in all other respects to remain in full force and effect:

A. Deletions: The following articles are hereby deleted in their entirety:

04.93	24.12
10.024	25.12
20.07	26.12
20.071	40.08
20.072	41.08
20.073	42.09
20.074	43A.08
20.075	44.07
21.07	45.08
22.07	61.012
23.06	40.09(e)

The following language is hereby deleted from the following articles:

20.02 "any billboard, sign, or poster other than hereinafter authorized".

24.03, 25.03 and 26.03 "however, if principal structure exceeds two and one-half (2½) stories or thirtyfive (35) feet in height, the structures shall be equipped with fire sprinkler systems according to the Fire Prevention Code and the Universal Building Code."

B. Amendments: Article 41A.00 sub-item 2 is hereby amended to read,

"2. Offices, office/warehouse"

ARTICLES

40.071  
40.072  
41.071  
41.072  
43.082  
43A.071  
43A.072

Are hereby amended by changing the term "National Building Code" to "Mesquite Building Code".

A new Article 40.09(e) is hereby adopted to read as follows:

- (e) Any building hereafter erected, altered converted for general retail or personal service use not listed in (a), (b), (c) or (d) shall provide off-street parking spaces at the following ratio:
- 1) Buildings having 10,000 square feet or less shall provide one (1) parking space for each 250 square feet of floor area.
  - 2) Buildings having over 10,000 square feet shall provide forty (40) parking spaces plus one (1) space for each 200 square feet of floor area in excess of 10,000 square feet.
  - 3) Buildings having storage space shall provide one (1) additional parking space for each 750 square feet of area used for storage.
  - 4) 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.

A new Article 61.012 is hereby adopted to read as follows:

"Each off-street parking space shall have a minimum dimension of nine (9) feet by eighteen (18) feet exclusive of access drives or aisles and shall be of usable shape and condition. The eighteen (18) foot depth of the space may include a two (2) foot curb overhang if a minimum of five (5) feet of paved walk is provided to allow unhindered pedestrian circulation".

SECTION 2. That all ordinances, or portions thereof, of the City of Mesquite in conflict with the provisions of this Ordinance, to the extent of such conflict are hereby repealed. To the extent that such ordinances or portions thereof not in conflict herewith, the same shall remain in full force and effect.

SECTION 3. That should any paragraph, sentence, subdivision, clause, phrase, or section of this ordinance be adjudged or held to be unconstitutional, illegal, or invalid, the same shall not affect the validity of this ordinance as a whole or any part or 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 4. That any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be deemed to be guilty of a Class C Misdemeanor and subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of 1973, of the City of Mesquite, and upon conviction in the Municipal Court shall be punished by a fine not to exceed Two Hundred Dollars (\$200.00) for each offense.

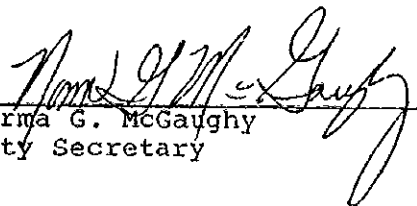
SECTION 5. That the present ordinances of the City of Mesquite do not adequately provide for proper development and in order to protect the public interest, comfort, and general welfare of the City of Mesquite, creates an urgency and an emergency for the preservation of the public health, safety, and welfare and requires that this ordinance shall take effect immediately from and after its passage and publication of said ordinance, as the law in such cases provides.

DULY PASSED AND APPROVED by the City Council of the City of Mesquite, Texas, on the 20th day of June, A.D., 1983.

  
Mrs. Brunhilde Nystrom  
MAYOR

ATTEST:

APPROVED AS TO FORM:

  
Norma G. McGaughy  
City Secretary

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Elland Archer  
City Attorney

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