

ORDINANCE NO. 3105  
File ZO 96-3

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE MESQUITE ZONING ORDINANCE, ADOPTED ON SEPTEMBER 4, 1973, AND RECODIFIED ON NOVEMBER 21, 1988, BY DELETING SECTION 3-502 AND BY ADOPTING A NEW REVISED SECTION 3-502: MINIWAREHOUSING; REPEALING ALL ORDINANCES IN CONFLICT WITH THE PROVISIONS OF THIS ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY; AND DECLARING AN EMERGENCY.

WHEREAS, through administration and experience, the Planning and Zoning Commission has determined that it is necessary to revise certain regulations so that the intended purposes of the Zoning Ordinance are best served; and

WHEREAS, the City Council did give public notice and did hold public hearings regarding the proposed amendment;

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

SECTION 1. That the Mesquite Zoning Ordinance, adopted on September 4, 1973, and recodified on November 21, 1988, be and the same is hereby amended as follows, said ordinance in all other respects to remain in full force and effect:

- a. Delete the existing Section 3-502 in its entirety and adopt a new revised Section 3-502 to read as set out in Exhibit "A".

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 of provisions hereof other than the part so decided to be invalid, illegal or unconstitutional and shall not affect the validity of the Mesquite Zoning Ordinance as a whole.

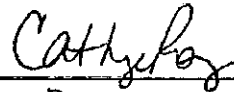
SECTION 3. That any person, firm, or corporation violating any of the provision or terms of this ordinance shall be deemed to be guilty of a Class C Misdemeanor and subject to the same penalty as provided for in the Mesquite Zoning Ordinance as amended, of the City of Mesquite, and upon conviction in the Municipal Court shall be punished by a fine not to exceed Two Thousand (\$2,000.00) Dollars for each offense.

SECTION 4. Whereas the need to regulate proper development of the City of Mesquite, and the need to protect the public interest, comfort, and general welfare of the citizens of the City of Mesquite creates an urgency and emergency for the preservation of the public health, safety, and welfare, and requires that this ordinance shall take effect

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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 19th day of August, 1996.



Cathye Ray  
Mayor

ATTEST:

APPROVED:



Ellen Williams  
City Secretary



B.J. Smith  
City Attorney

**3-502 MINIWAREHOUSING**

**Ord. 2650/12-18-89**

Miniwarehousing shall mean those facilities designed for self-storage by patrons in individual, compartmentalized, controlled-access stalls or lockers. Miniwarehousing shall comply with the following standards.

**A. USE PROVISIONS**

1. Dead Storage: Miniwarehousing shall be used for storage purposes only, and not for any other use, processing, services, or activities. Outdoor storage is prohibited in conjunction with this use.

2. Recreational Vehicle Storage: A miniwarehousing use may include recreational vehicle storage, provided that the storage area is enclosed by a solid wood or masonry fence at least 6 feet high. A minimum space of 10 feet by 30 feet is required for each vehicle with a minimum 24 foot fire lane provided between rows of parking.

3. Apartment: One apartment, located in the principal building, shall be permitted for use by an on-site manager/security guard.

**B. PARKING AND ACCESS**

1. Paving: All drives, parking, loading and vehicular circulation areas shall be paved in accordance with Section 3-400.

2. Office Parking: One parking space shall be required in the office area for each 50 storage units. Two additional spaces shall be provided if the use includes an apartment.

3. Fire Lanes: Continuous marked fire lane access is required throughout the project. Fire lanes shall be a minimum 22 feet in width with 30 foot interior radius

and 50 foot exterior radius unless otherwise permitted by the Fire Code.

4. Loading Area: A continuous loading area, a minimum 8 feet in width, shall be provided for parking and loading in addition to the fire lane along any building face where there is access to the storage units.

**C. DESIGN STANDARDS**

1. Separation: The minimum separation between buildings shall be 20 feet, provided that additional separation will be necessary where loading areas and fire lanes are required.

2. Screening: Projects shall be designed with solid exterior masonry walls with no openings, except in the office/apartment, so that access doors to the storage units are not visible to the general public. Solid masonry walls shall generally mean the solid rear wall of the storage units, but may include 8-foot high masonry screening fences. No openings shall be permitted except at the entrance drives and any access gates required for fire access. The latter shall be of solid construction.

3. Building Height: Buildings shall be limited to one-story in height within 200 feet of any residential district.

4. Landscaping: All required landscaping shall be located in the front and exterior side yards of the project.

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