

ORDINANCE 12-06

AN ORDINANCE OF THE CITY OF COMMERCE, AMENDING SECTION 22-377 OF THE CODE OF ORDINANCES; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; CONTAINING A SAVINGS CLAUSE AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY OF COMMERCE, TEXAS:

The City of Commerce hereby amends Section 22-377 of the Code of Ordinances to read as follows:

Sec. 22-377; License standards:

- (a) Standards. Continued maintenance and observance of the standards contained in this section are conditions that shall be complied with in order to retain a license and to obtain any renewal of a license.
- (b) It shall be unlawful for any person to permit or allow the number of occupants of a single family, duplex or apartment complex to exceed the limit set forth in subsection (e)**
- (c) All city building, electrical, plumbing, health, zoning and other applicable ordinances including the Minimum Housing Code and Property Maintenance Code, shall be complied with at all times.
- (d) Notwithstanding the provisions of all other city ordinances, the maximum number of persons per dwelling unit density for dwelling units in a residential rental unit is as follows:
 - (1) No more than two persons per each bedroom are permitted to reside in a unit plus one additional person. For example: in a one-bedroom or efficiency unit, the density shall not exceed three persons; in a two-bedroom unit, the density shall not exceed five persons; in a three bedroom unit, the density shall not exceed seven persons.
 - (2) To assist compliance with this requirement, all Licensees shall display, in a conspicuous place, contiguous to the displayed license, the following notice, the form of which shall be furnished by the city:

MAXIMUM DENSITY REQUIREMENTS:

- 1 – Bedroom or efficiency unit: No more than three persons per unit.
- 2 – Bedroom: No more than five persons per unit.
- 3 – Bedroom: No more than seven persons per unit.

Or in the alternative, a licensee may display a similar notice, contiguous to the displayed license that states licensees density requirements provided said requirements are as strict or stricter than the standards set by section 22-379(d).

(3) Licensee shall keep records that reflect the following information:

- (a) Names of all tenants in each unit.

(e) Minimum Off-Street Parking Requirements

(1) Dwelling Occupied by One Family

Single Family

1 off street parking space

Duplex or Apartment

Efficiency	1 space per unit
1-3 bedroom	2 spaces per unit
4 bedroom	3 spaces per unit

(2) Dwelling Occupied by More than One Family

Single Family

1-2 occupants	1 space
3 occupants	2 spaces
4 occupants	3 spaces

Duplex or Apartment

Efficiency	1 space per unit
1-3 bedroom	2 spaces per unit
4 bedroom	3 spaces per unit

**No required off-street parking space(s) shall be located in the required front yard in any single family district.*

***For the purposes of determining parking requirements, an occupant is defined as a licensed driver who owns or has in his/her control a motorized vehicle.*

BE IT FUTHER ORDAINED this Ordinance shall be in effect after its initial passage and approval.

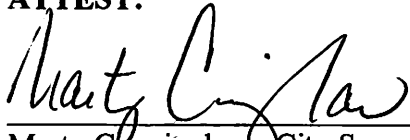
SECTION 1. All ordinances and parts of ordinances inconsistent with or in conflict with the provisions of this Ordinance shall be and the same are hereby expressly repealed.

SECTION 2. If any section, subsection, word, sentence, or phrase of this ordinance is declared to be invalid it shall not affect the validity of this ordinance.

PASSED AND APPROVED on its **FIRST READING** at a regular meeting of the City Council of the City of Commerce, Texas on this the 21st day of February 2012.

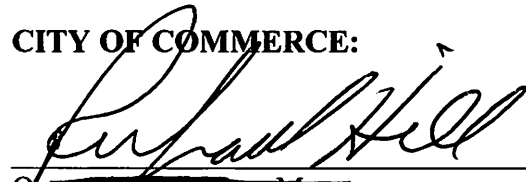
PASSED AND APPROVED on its **SECOND READING** at a regular meeting of the City Council of the City of Commerce, Texas on this the 20th day of March, 2012.

ATTEST:

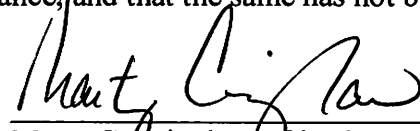

Marty Cunningham, City Secretary

(seal)

CITY OF COMMERCE:

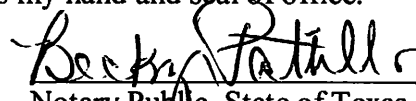

~~Richard Hill, Mayor~~
Richard Hill
Mayor Pro Tem

I, Marty Cunningham, City Secretary of the City of Commerce, Texas, do hereby certify that the above is a true and correct copy of an ordinance, and that the same has not been repealed and is in full force and effect.


Marty Cunningham, City Secretary

(seal)

Sworn to and subscribed before me, on this the 21st day of March 2012 to certify which witness my hand and seal of office.


Becky Pattillo
Notary Public, State of Texas

(seal)

ordinance/City of Commerce/Residential/Ordinance No. 1132012

