

ORDINANCE 16 - 03

AN ORDINANCE OF THE CITY OF COMMERCE, AMENDING PART III, SECTION 11, BY AMENDING SECTION 11-126 TO THE ZONING ORDINANCE; 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:

SECTION 1. The City Council of the City of Commerce hereby amends Part III, Section 11 of the Zoning Ordinance by amending Section 11-126.

Section 11-126 Construction standards: The standards and criteria contained within this section are deemed to be minimum standards and shall apply to all new residential construction occurring in all zones within the city, to include single family, both attached and detached, two family, duplex, and multifamily developments of any type included therein. If an existing residential structure becomes more than fifty (50) percent deteriorated, dilapidated, or destroyed, the structure must be brought into compliance with this section and all other applicable codes.

- 1. All newly constructed residential buildings and structures shall be of standard masonry construction having at least eighty (80) percent of the total exterior walls above grade level, excluding doors, windows, and any gabled roof ends. Such materials shall be brick, stone, cementitious composition fiberboard, stucco, glass block, or materials of equal characteristics. Hollow clay tile, or exposed lightweight block such as cinder block shall not be considered masonry construction.*
- 2. Exemptions:*
 - 1. Accessory buildings two hundred forty (240) square feet or less, constructed in the rear yard of the main structure and in compliance with all other applicable ordinances, are excluded from these provisions. Accessory buildings of more than 240 square feet may be approved by the City Council on a case by case basis, upon submission of site plans, elevation drawings of the subject structure, and material samples.*

2. *Agriculture Buildings constructed on property of three (3) acres or more shall be exempt from provisions of this section.*
3. *Maintenance or repairs to the exteriors of structures that were constructed prior to the adoption of this ordinance.*
4. *Historic Structures*
5. *Other Exceptions to this requirement may be permitted on a case by case basis by the Board of Adjustments, upon submission of a site plan, elevation drawings of the subject structure, and material samples.*

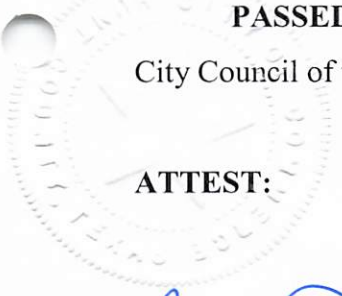
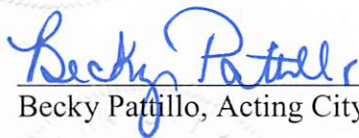
SECTION 2. All ordinances and parts of ordinances inconsistent with or in conflict with the provisions of this Ordinance shall be and the same are hereby expressly repealed.

SECTION 3. 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 March 2016.

PASSED AND APPROVED on its **SECOND READING** at a regular meeting of the City Council of the City of Commerce, Texas on this the 4th day of April 2016.

ATTEST:

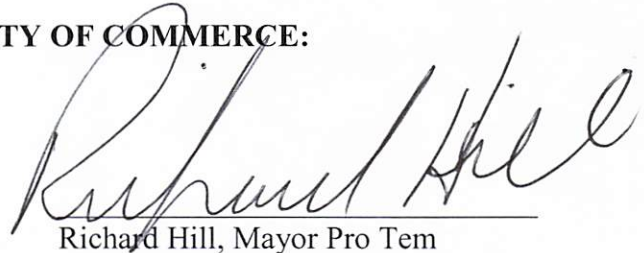


Becky Patillo, Acting City Secretary

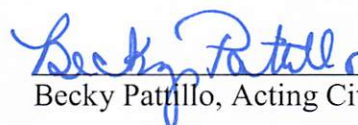
(seal)

I, Becky Patillo, Acting 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.

(seal)

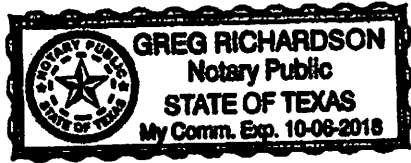
CITY OF COMMERCE:


Richard Hill, Mayor Pro Tem


Becky Patillo, Acting City Secretary

Sworn to and subscribed before me, on this the 28 day of
April 2016 to certify which witness my hand and seal of office.

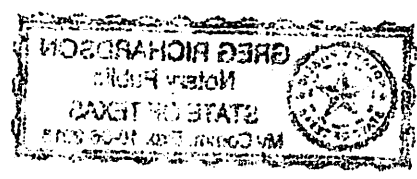
(seal)



Greg Richardson
Notary Public, State of Texas

ordinance/zoning/ResidentialExteriorZongingAmend.040416

Handwritten notes and scribbles in the upper left quadrant.



Handwritten notes in the upper right quadrant.

