

ORDINANCE NO. 30 A ZONING ORDINANCE FILE 6  
A ZONING ORDINANCE DIVIDING THE AREA WITHIN THE CITY OF  
ROPESVILLE, TEXAS INTO DISTRICTS IN ACCORDANCE WITH A CITY  
WIDE COMPREHENSIVE PLAN; DEFINING CERTAIN TERMS; REGULATING  
THE LOCATION, SIZE AND USE OF BUILDINGS WITHIN SUCH RESPECTIVE  
DISTRICTS; FIXING BUILDING LINES FOR EACH RESPECTIVE DISTRICT,  
PROVIDING REGULATIONS FOR THE CONSTRUCTION ERECTION AND REPAIR  
AND ALTERATIONS OF ALL BUILDING AND STRUCTURES IN EACH  
PARTICULAR DISTRICT, ADOPTING A ZONING MAO; DEFINING WATER  
SUPPLY; DEFINING OUTDOOR TOILERS AND CESS POOLS, CREATING A  
BOARD TO BE KNOW AS THE BUILDING INSPECTOR AND DEFINING THEIR  
DUTIES; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS  
ORDINANCE AND PROVIDING FOR THE VALIDITY OF THIS ORDINANCE.

SECTION 1-PURPOSE:

THE PURPOSE OF THIS ORDINANCE IS TO ZONE THE ENTIRE AREA OF THE  
CITY OF ROPESVILLE, TEXAS, AS MADE AND PROVIDED IN ARTICLE 1011-A  
TO INCLUDING 1011-J OF CHAPTER 4, TITLE 28, OF THE VERNON'S  
ANNETATED TEXAS STATUTES, 1925, IN ACCORDANCE WITH A COMPREHENSIVE  
PLAN FOR THE PURPOSE OF PROMOTING HEALTH, SAFETY, MORALS AND THE  
GENERAL WELFARE OF THE GENERAL PUBLIC.THEY HAVE BEEN DESIGNED TO  
LESSEN CONGESTION IN STREETS. TO PROVIDE SAFETY FROM FIRE AND PANIC  
AND OTHER DANGERS; TO PROVIDE ADEQUATE LIGHT AND AIR; TO PREVENT  
EVER CROWDING OF LAND; TO AVOID UNDUE CONCENTRATION OF POPULATION.  
SAID DISTRICTS HAVE BEEN CREATED WITH FAIR AND REASONABLE  
CONSIDERATION AMONG OTHER THINGS, OF THE CHAPTER OF EACH PARTICULAR  
DISTRICT AND ITS PECULIAR SUITABILITY FOR PARTICULAR USES; AND  
THEREBY CONSERVE THE VALUE OF THE LAND AND THE BUILDING IN EACH  
PARTICULAR DISTRICT AND WITH A VIEW OF INSURING THE HARMONIOUS AND  
APPROPRIATE USE OF ALL PROPERTY AND THEREBY PROMOTE THE GENERAL  
GOOD AND WELFARE OF THE PUBLIC.

SECTION 2--ZONING REGULATION AND DISTRICTS

1) THE CITY OF ROPESVILLE, TEXAS IS HEREBY DIVIDED INTO  
DISTRICTS OF WHICH THERE SHALL BE FOUR(4) KNOW AND DESIGNATED AS  
FOLLOWS: "A" DISTRICT "B" DISTRICT "C" DISTRICT "D" DISTRICT  
AND THE BOUNDARIES OF EACH DISTRICT ARE SHOWN AND SET FORTH ON THE  
ZONING MAP SUPPLIED TO THE BUILDING COMMITTEE, AND THE BUILDING  
INSPECTOR BY THE VARIOUS LETTERS, FIGURES AND MARKINGS AND SAID  
ZONING MAP IS HERBY DECLARED TO BE A PART OF THIS ORDINANCE. ALL  
MARKING NOTATIONS REFERENCES AND OTHER INFORMATION SHOWN ON THIS  
ZONING MAP SHALL BE AND ARE HERBY MADE AS MUCH A PART OF THIS  
ZONING ORDINANCE AS IF THE MATTER AND INFORMATION SET FORTH IN SAID  
ZONING MAP WERE ALL FULLY INCORPORATED HEREIN. 'ALL REGULATIONS  
SHALL BE UNIFORM FOR EACH CLASS OR KIND OF BUILDING THROUGH EACH  
DISTRICT, BUT THE REGULATIONS IN ONE DISTRICT MAY DIFFER FROM THESE  
IN OTHER DISTRICTS.

2) EXCEPT AS HEREINAFTER PROVIDED NO BUILDING SHALL BE ERECTED  
RECONSTRUCTED OR STRUCTURALLY ALTERED, NOR SHALL ANY BUILDING OR  
LAND BE USED FOR ANY PURPOSE OTHER THAT IS PERMITTED IN THE  
DISTRICT IN WHICH SUCH BUILDING OR LAND IS LOCATED; NO BUILDING  
SHALL BE ERECTED, RECONSTRUCTED OR STRUCTURALLY ALTERED EXCEPT IT  
MEETS THE PROVISIONS OF THIS ORDINANCE, NOR SHALL THE YARD ARE OPEN  
SPACE PROVIDED ABOUT ANY BUILDING FOR THE PURPOSE OF COMPLYING WITH  
THE PROVISION OF THESE REGULATIONS BE CONSIDERED AS PROVIDING A  
YARD OR OPEN SPACE FOR ANY OTHER BUILDING.

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SECTION 111-MAP;

THE ZONING MAP OF THE CITY OF ROPESVILLE, TEXAS, WHICH MADE A PART OF THIS ORDINANCE SHALL BE IN DUPLICATE AND ORIGINAL, EACH OF WHICH SHALL BEAT THE SIGNATURE OF THE MAYOR AND ATTESTATION OF THE CITY SECRETARY FOR IDENTIFICATION AND AUTHENTICATION, ONE OF SAID DUPLICATE, TOGETHER WITH THIS ORDINANCE SHALL BE ENROLLED BY THE CITY SECRETARY UPON THE MINUTES OF THIS ORDINANCE; THE OTHER DUPLICATED SHALL BE FRAMED AND TURNED OVER TO THE BUILDING INSPECTOR TO BE HUNG IN A CONVENIENT PUBLIC PLACE TO BE USED BY THE PUBLIC.

SECTION IV. ENFORCEMENT:

THE PROVISION OF THIS ORDINANCE SHALL BE ADMINISTERED AND ENFORCED BY THE BUILDING INSPECTOR OF THE CITY OF ROPESVILLE, TEXAS. ALL APPLICATIONS FOR BUILDING PERMITS SHALL BE ACCOMPANIED BY A PLOT IN DUPLICATE, DRAWN TO SCALE, SHOWING THE ACTUAL DIMENSIONS OF THE LOT TO BUILD UPON, THE SIZE OF THE BUILDING TO BE ERECTED, AND SUCH OTHER INFORMATION AS MAY BE NECESSARY TO PROVIDE FOR THE ENFORCEMENT OF THESE REGULATIONS A CAREFUL RECORD OF SUCH APPLICATIONS SHALL BE KEPT BY THE BUILDING INSPECTOR.

SECTION v. CERTIFICATE OF OCCUPANCY AND COMPLIANCE:

1). NO BUILDING HEREAFTER ERECTED OR STRUCTURALLY ALTERED SHALL BE USED, OCCUPIED OR CHANGED IN USE UNTIL CERTIFICATE OF OCCUPANCY AND COMPLIANCE SHALL HAVE BEEN ISSUED BY THE BUILDING INSPECTOR STATING THAT THE BUILDING OR THE PURPOSE OF THE USE OF THE BUILDING OR PREMISES COMPLIES WITH THE BUILDING LAWS AND THE PROVISIONS OF THESE REGULATIONS.

2). CERTIFICATE OF OCCUPANCY AND COMPLIANCE SHALL BE APPLIED FOR COINCIDENT WITH THE APPLICATION FOR THE BUILDING PERMIT, AND SHALL BE ISSUED WITHIN TEN DAYS AFTER THE ERECTION OR STRUCTURAL ALTERATION OF SUCH BUILDING SHALL HAVE BEEN COMPLETED IN CONFORMITY WITH THESE REGULATIONS. A RECORD OF ALL CERTIFICATES SHALL BE KEPT ON FILE BY THE BUILDING INSPECTOR AND COPIES SHALL BE FURNISHED ON REQUEST TO ANY PERSON HAVING PROPRIETARY OR TENANCY INTERESTED IN THE BUILDING AFFECTED.

3). NO PERMIT FOR EXCAVATION FOR ANY BUILDING SHALL BE ISSUED BEFORE THE APPLICATION HAS BEEN MADE FOR THE CERTIFICATION OF OCCUPANCY AND COMPLIANCE.

SECTION VI..PROCEDURE REQUIRED TO AMEND;

1). THE CITY COMMISSION MAY FROM TIME TO TIME AMEND, SUPPLEMENT OR CHANGE BY ORDINANCE THE BOUNDARIES OF THE DISTRICT OR THE REGULATIONS HEREIN ESTABLISHED.

2). BEFORE TAKING ACTION ON ANY PROPOSED AMENDMENT, SUPPLEMENT OF CHANGE, THE CITY COUNCIL SHALL SUBMIT SAME TO THE BUILDING COMMITTEE, FOR ITS RECOMMENDATION AND REPORT.

SECTION VII-ALTERING, CHANGING OR DEFACING:

IT SHALL BE UNLAWFUL FOR ANY PERSON WITHOUT LAWFUL AUTHORITY TO ALTER, ERASE, OR DEFACE, ADD TO, OR TAKE AWAY FROM, OR MAKE ANY CHANGE OF CHARACTER OR WILFULLY INJURED OR DESTROY THE ZONING MAPS OR EITHER OF THEM AS ADOPTED BY THIS CITY ORDINANCE.

SECTION VIII-

1).

SHALL EMBRACE ALL LANDS AND PARCELS OF LAND IN BLOCK 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 AND ALL LAND AND PARCELS OF LAND LYING EAST OF LUBBOCK-BROWNFIELD HIGHWAY WITHIN THE CITY LIMITS OF THE CITY OF ROPESVILLE, TEXAS.

2). THESE BLOCKS INCLUDE ALL THAT LAND AND PARCELS OF LAND LYING SOUTH OF SPADE STREET, WITH THE EXCEPTION OF BLOCK 2, WHICH SHALL BE INCLUDED IN THE RESIDENTIAL AND BUSINESS DISTRICT, WHICH IS DESCRIBED AS DISTRICT 1.

3). FURTHER, THAT ALL PRACTICES DESCRIBED AS APPLYING TO DISTRICTS "1" AND "2" SHALL BE APPLICABLE TO DISTRICT "3".

4). THAT INCLUDING IN THE INDUSTRIAL DISTRICT, MARKED AS "4" ON THE AFOREMENTIONED ZONING MAP, SHALL BE:

- A. GINS
- B. FEED MILLS
- C. BLACKSMITH
- D. MACHINE SHOPS
- E. COTTON STORAGE YARDS
- F. CHICKEN HATCHERIES
- G. MATTRESS FACTORIES
- H. COTTON OIL MILLS

I OTHER MANUFACTURING PLANTS NOT MENTIONED IN THIS ORDINANCE SHALL BE GOVERNED BY THE BUILDING COMMITTEE.

SECTION IX-

THAT THE CENTRAL BUSINESS DISTRICT SHALL INCLUDE ALL BLOCKS, 1, 2, 3 AND 4 OF THE ORIGINAL TOWNSITE OF THE CITY OF ROPESVILLE, WHICH INCLUDED BOTH SIDES OF TIMMONS AVENUE, THE WEST SIDE OF ELLINGTON AVENUE, ARNETT AVENUE BOUNDING IT ON THE WEST, ELLINGTON AVENUE ON THE EAST, SPADE STREET ON THE SOUTH, AND PLAINS STREET ON THE NORTH. THAT INCLUDED IN THE CENTRAL BUSINESS DISTRICT SHALL BE:

- A) BANKS, OFFICES, STUDIOS
- B. RESTAURANTS OR CAFES
- C) PRESSING, DYING, AND CLEANING SHOPS
- D) RETAIL STORES, BARBER SHOPS
- E) BEAUTY SHOPS
- F) FILLING STATIONS AND GARAGES
- G) AUTO SALES
- H) BAKERY, LAUNDRIES
- I) RETAIL ICE DELIVERY STATION
- J) CREAM STATIONS
- K. THEATRES/MOVING PICTURE SHOWS
- L) PRINTING AND PUBLISHING
- M) OTHER BUSINESS TO BE DESIGNATED BY THE BUILDING COMMITTEE.

SECTION X- C. DISTRICT RESIDENTIAL DISTRICT:

1) DISTRICT C SHALL CONTAIN ALL LAND AND PARCELS OF LAND LOCATED IN THE FOLLOWING BLOCKS AS DESIGNATED BY THE MAP OF THE ORIGINAL TOWNSITE OF THE CITY OF ROPESVILLE:

- BLOCK 15-16-21-22-23-24-27-28-29-30-31-32-33,
- AND ALL THE BLOCKS IN NABOURS ADDITION AND ALL THE BLOCKS IN EVANS ADDITION

2) NO HOUSE TO BE USED FOR RESIDENTIAL PURPOSE OR FOR FAMILY OCCUPANCY, GARAGE OR SERVANTS QUARTERS SHALL BE ERECTED IN THIS DISTRICT UNTIL A BUILDING PERMIT IS OBTAINED FROM THE BUILDING COMMITTEE AND PASSED ON BY THE BUILDING INSPECTOR.

3). ANY DWELLING HOUSE HERINAFTER CONSTRUCTED OR ERECTED IN DISTRICT C SHALL BE NOT LESS THAT 34 FT LENGTH AND 24 FT IN WIDTH WITH INSIDE MEASUREMENTS OF THE HEIGHT OF WALL NOT LESS THAT 8 FEET.

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- 4) THE STRUCTURE MUST BE FRAMED, BRICK, CONCRETE OR CONCRETE BLOCK CONSTRUCTION.
- 5) THE COST OF SUCH HOUSE MUST EXCEED \$1,500.00 BEFORE THE BUILDING COMMITTEE WILL ISSUE A PERMIT FOR ITS CONSTRUCTION.
- 6) ACCESSORY BUILDING ARE PERMITTED, INCLUDING PRIVATE GARAGES AND SERVANTS QUARTERS. (SEE MINUTES 3-21-61 FOR THIS AMENDMENT.

\*\*\*AMENDMENT \*\*\*\*\*THE SECTION I-A AND SECTION II SHALL READ A BUILDING MUST HAVE A 12 X 12 CONCRETE FOOTING LEVEL WITH THE ELEVATION WITH 2 3/8 INCH STEEL ROD RE-ENFORCEMENTS 4 INCHES APART.

\*\*\*\*\*AMENDMENT\*\*\*\*\* AUGUST 6 1963 RESIDENCES ERECTED OR MOVED IN MUST CONTAIN AS MUCH AS 816 SQUARE FEET OF FLOOR SPACE, INSTEAD OF AS IT HERETOFORE HAS READ TO WIT: 24 FEET IN WIDTH AND 34 FEET IN LENGTH, THIS WAS DONE ON A MOTION BY JOHNSON AND SECONDED BY MCKEE, THE MOTION CARRIED AND THUS PASSED 8-6-63

- 7) ALSO PERMITS SHALL BE ISSUED IN THIS DISTRICT FOR:
- A- FIRE STATIONS
  - B. CHURCHES
  - C. SCHOOLS AND COLLEGES
  - D- FARMING AND TRUCK GARDENS
  - E- WATER SUPPLY RESERVOIRS
  - F- TELEPHONE EXCHANGES
  - G- BOARDING HOUSES, LOADING HOUSE
  - H- HOSPITAL AND CLINICS
  - 1- HOTELS.

#### SECTION XI WATER SUPPLY

- 1) BEFORE A PERMIT WILL BE ISSUED FOR ANY DWELLING THERE MUST BE ON THE PREMISES, CITY WATER
- 2) BEFORE ANY BUILDING PERMIT CAN BE ISSUED BY THE BUILDING COMMITTEE OR BUILDING INSPECTOR OR A PERMIT OF OCCUPANCY GIVEN EACH STRUCTURE IN ANY OF THE DISTRICTS MUST HAVE A PRIVATE SEWER SYSTEM, WITH A CESS POOL THAT MEET GOVERNMENT REGULATIONS.

#### SECTION XIII DISTRICT B BUSINESS AND RESIDENTIAL DISTRICT

ANY BUILDING OR CLASS OF BUSINESS PERMITTED IN THE DISTRICT AND C WILL BE PERMITTED IN DISTRICT

#### SECTION XIV-CERTIFICATE OF OCCUPANCY AND COMPLIANCE:

- 1) NO BUILDING HEREINAFTER ERECTED OR STRUCTURALLY ALTERED SHALL BE USED, OCCUPIED OF CHANGED IN USE UNTIL A CERTIFICATE OF OCCUPANCY AND COMPLIANCE SHALL HAVE BEEN ISSUED BY THE BUILDING INSPECTOR STATING THAT THE BUILDING OR PROPOSED USES OF A BUILDING OR PREMISES COMPLIES WITH THE BUILDING LAWS AND PROVISIONS OF THESE REGULATIONS.
- 2) CERTIFICATE OF OCCUPANCY AND COMPLIANCE SHALL BE APPLIED AND ISSUED WITHIN (10) DAYS AFTER ERECTION OR STRUCTURAL ALTERATIONS OF THE BUILDING HAVE BEEN COMPLETED IN CONFORMITY WITH THE PROVISION. A RECORD OF ALL CERTIFICATES SHALL BE KEPT ON FILE BY THE BUILDING INSPECTOR.
- 3) NO PERMIT FOR EXCAVATION FOR ANY BUILDING SHALL BE ISSUED BEFORE THE APPLICATION HAS BEEN MADE FOR A CERTIFICATE OF OCCUPANCY AND COMPLIANCE.

SECTION XV NON CONFORMING USES:

- 1) ANY PROPERTY EXISTING IN ANY OF THE ABOVE NAMED DISTRICTS AT THE TIME OF THE PASSAGE OF THIS ORDINANCE THAT DOES NOT CONFORM TO THE REGULATION PRESCRIBED IN THE FOREGOING SECTIONS OF THIS ORDINANCE SHALL BE DEEMED AS NON CONFORMING USE.
- 2) THE LAWFUL USE OF LAND EXISTING AT THE TIME OF THE PASSAGE OF THIS ORDINANCE THAT DOES NOT CONFORM TO THE REGULATION PRESCRIBED IN THE FORE GOING SECTION OF THIS MAY BE CONTINUED, BUT IF SUCH NON-CONFORMING USE IS DISCONTINUED, AND FUTURE USE OF SAID PREMISES SHALL BE IN CONFORMITY WITH THE PROVISION OF THIS ORDINANCE, . IF A BUILDING OCCUPIED BY A NON CONFORMING USE IS DESTROYED BY FIRE ARE THE ELEMENTS, IT MAY NOT BE RECONSTRUCTED OR REBUILD EXCEPT TO CONFORM WITH THE PROVISIONS OF THIS ORDINANCE.
- 3) THE LAWFUL USE OF THE BUILDING AT THE TIME OF THE PASSAGE OF THIS ORDINANCE MAY BE CONTINUED, ALTHOUGH SUCH DOES NOT CONFORM TO THE PROVISION HEREOF, AND SUCH MAY BE EXTENDED THROUGHOUT THE BUILDING PROVIDING NO STRUCTURAL ALTERATIONS EXCEPT THOSE REQUIRED BY LAW OR ORDINANCE, ARE MADE THEREIN.
- 4) THE RIGHT OF NON CONFORMING USE TO CONTINUE SHALL BE SUBJECT TO SUCH REGULATIONS AS TO MAINTENANCE OF THE PREMISES AND CONDITIONS OF OPERATIONS AS MAY BE IN THE JUDGEMENT OF THE BUILDING COMMITTEE TO BE REASONABLY REQUIRED FOR THE PROTECTION OF ADJACENT PROPERTY.
- 5) NOTHING IN THIS ORDINANCE SHALL BE TAKEN TO PERCENT RESTORATION OF A BUILDING DESTROYED TO THE EXTENT OF NOT MORE THAT SIXTY(60) PER CENT OF ITS REASONABLE VALUE BY FIRE, EXPLOSION OR OTHER CASUALTY, OR ACT OR GOD, OR A PUBLIC ENEMY, NOR THE CONTINUED OCCUPANCY OR USE OF SUCH A BUILDING OR PART THEREOF, WHICH AT THE TIME OF SUCH PARTIAL DESTRUCTION.

SECTION XVI BUILDING COMMITTEE AND BUILDING INSPECTOR:

- 1) THERE IS HEREBY CREATED A BUILDING COMMITTEE CONSISTING OF THREE MEMBERS, EACH TO BE APPOINTED BY THE MAYOR SUBJECT TO THE APPROVAL OF THE CITY COUNCIL.
- 2) THERE IS ALSO CREATED THE OFFICE OF BUILDING INSPECTOR, SUCH INSPECTOR TO BE APPOINTED BY THE MAYOR, SUBJECT TO THE APPROVAL OF THE CITY COUNCIL
- 3) IN EACH OF THE FORGOING INSTANCES THE MEMBERS OF THE BUILDING COMMITTEE AND THE BUILDING INSPECTOR, SHALL SERVE TERMS OF TWO(2) YEARS EACH, VACANCIES SHALL BE FILLED BY APPOINTMENT BY THE AFOREMENTIONED AUTHORITY.
- 4) IT SHALL BE THE DUTY OF THE BUILDING INSPECTOR TO INSPECT ALL BUILDINGS ERECTED OR ALTERED STRUCTURALLY IN THE CORPORATE LIMITS OF THE CITY OF ROPESVILLE, TEXAS, AND TO SEE THAT EACH CONFORMS WITH THE LAWS AND REGULATIONS AS SET OUT IN THIS ORDINANCE.
- 5) IT SHALL BE THE DUTY OF THE BUILDING COMMITTEE TO PASS ON ALL BUILDING PERMITS, CERTIFICATES OF OCCUPANCY AND COMPLIANCE OF ALL BUILDINGS ERECTED, OR ALTERED STRUCTURALLY IN THE CORPORATE LIMITS OF THE CITY OF ROPESVILLE.

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6) THE BUILDING COMMITTEE IS VESTED WITH THE POWER AND AUTHORITY IN APPROPRIATE CASES AND SUBJECT TO APPROPRIATE CONDITIONS AND SAFEGUARDS TO MAKE SUCH EXEMPTIONS TO THE TERMS OF THIS ORDINANCE IN HARMONY WITH ITS GENERAL PURPOSE AND INTENT AND IN ACCORDANCE WITH GENERAL OR SPECIAL RULES THEREIN CONTAINED FOR THE PURPOSE OF RENDERING FULL JUSTICE AND EQUITY TO THE GENERAL PUBLIC.

7) MEETING OF THE BUILDING COMMITTEE SHALL BE HELD AT THE CALL OF THE CHAIRMAN AND AT SUCH OTHER TIMES AS THE COMMITTEE MAY DETERMINE. THE CHAIRMAN OR IN HIS ABSENCE, THE ACTING CHAIRMAN, MAY ADMINISTER OATH AND COMPEL; THE ATTENDANCE OF WITNESSES. ALL MEETINGS OF THE COMMITTEE SHALL BE OPEN TO THE PUBLIC. THE COMMITTEE SHALL KEEP MINUTES OF ITS PROCEEDINGS SHOWING THE OATHS OF EACH MEMBER UPON EACH QUESTION, OR IF ABSENT OR FAILING TO VOTE, INDICATED SUCH FACT, AND SHALL KEEP RECORDS OF ITS EXAMINATIONS AND OTHER OFFICIAL ACTIONS, ALL OF WHICH SHALL BE IMMEDIATELY FILLED WITH THE CHAIRMAN OF THE COMMITTEE, AND SHALL BE A PUBLIC RECORD.

8) APPEALS TO THE BUILDING COMMITTEE CAN BE TAKEN BY ANY PERSON AGGRIEVED DEPARTMENT OR BOARD OF THE MUNICIPALITY AFFECTED BY ANY DECISION OF THE BUILDING COMMITTEE. SUCH APPEALS SHALL BE TAKEN WITHIN (15) FIFTEEN DAYS TIME AFTER THE DECISION HAS BEEN RENDERED BY THE BUILDING COMMITTEE BY FILING WITH THE BUILDING COMMITTEE A NOTICE OF APPEAL, SPECIFYING THE GROUNDS THEREOF:

9) THAT THE BUILDING COMMITTEE SHALL HAVE THE FOLLOWING POWERS:

A) TO HEAR AND DECIDE APPEALS WHERE IT IS ALLEGED THERE IS ERROR IN ANY ORDER, REQUIREMENT, DECISION OR DETERMINATION MADE BY THE BUILDING INSPECTOR IN THE ENFORCEMENT OF THIS ORDER.

B) TO HEAR AND DECIDE SPECIAL EXCEPTIONS TO THE TERMS OF THIS ORDINANCE UPON WHICH THE COMMITTEE IS REQUIRED TO PASS UNDER THIS ORDINANCE.

C) TO AUTHORIZE UPON APPEAL IN SPECIAL CASES WHERE SUCH VARIANCES FROM THE TERMS OF THIS ORDINANCE AS WILL NOT BE CONTRARY TO THE PUBLIC INTEREST, WHERE, OWING TO SPECIAL CONDITIONS, THE LITERAL ENFORCEMENT OF THE PROVISIONS OF THE ORDINANCE WILL RESULT IN UNNECESSARY HARDSHIP, AND SO THAT THE SPIRIT OF THIS ORDINANCE SHALL BE OBSERVED AND SUBSTANTIAL JUSTICE DONE.

D) IN EXERCISING ITS POWERS THE COMMITTEE MAY, IN CONFORMING WITH THE PROVISION OF ARTICLE 1011-A AND INCLUDING 1022-J OF THE 1925 CIVIL STATUTES OF THE STATE OF TEXAS REVISE, WHOLLY OR PARTLY, OR MAY MODIFY THE ORDER, REQUIREMENT, DECISION, DETERMINATION AS OUGHT TO BE MADE AND SHALL HAVE ALL THE POWERS OF THE OFFICER FROM WHOM THE APPEAL IS MADE.

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9: CONTINUE

E) THE CONCURRING VOTE OF TWO MEMBERS OF THE COMMITTEE SHALL BE NECESSARY TO REVISE ANY ORDER, REQUIREMENT, DECISION OR DETERMINATION OF THE BUILDING INSPECTOR, OR TO DECIDE IN FAVOUR OF APPLICATIONS ON ANY MATTER UPON WHICH IT IS REQUIRED TO PASS UNDER THIS ORDINANCE OR TO AFFECT ANY VARIANCE IN THIS ORDINANCE.

F) ANY PERSON OR PERSONS, JOINTLY OR SEVERALLY, AGGRIEVED BY ANY DECISION OF THE BUILDING COMMITTEE, OR ANY TAX PAYER OR ANY OFFICER, DEPARTMENT OR BOARD OF THE MUNICIPALITY MAY PRESENT TO A COURT OF RECORD A PETITION DULY VERIFIED SETTING FORTH THAT SUCH DECISION IS ILLEGAL IN WHOLE OR IN PART, SPECIFYING THE GROUNDS OF THE ILLEGALITY, SUCH A PETITION SHALL BE PRESENTED TO THE COURT WITH TEN (10) DAYS AFTER THE FILING OF THE DECISION WITH THE CHAIRMAN OF THE BUILDING COMMITTEE

SECTION XVII COMPLETION OF EXISTING BUILDING:

NOTHING HEREIN CONTAINED SHALL REQUIRE IN THE PLAINS, CONSTRUCTION OR DESIGNATED USE OF A BUILDING ACTUALLY UNDER CONSTRUCTION AT THE TIME OF THE PASSING OF THIS ORDINANCE AND WHERE THE ENTIRE BUILDING SHALL BE COMPLETED WITHIN ONE YEAR FROM THE DATE OF THE PASSAGE OF THIS ORDINANCE. (NOT PERTAINING TO NOW)

SECTION XVIII PENALTY FOR VIOLATIONS:

ANY PERSON OR CORPORATION WHO SHALL VIOLATE ANY OF THE PROVISIONS OF THIS ORDINANCE OR FAIL TO COMPLY THEREWITH, OR WITH ANY OF THE REQUIREMENT HEREOF OR WHO SHALL BUILD OR ALTER ANY BUILDING IN VIOLATION OF ANY DETAILED STATEMENT OR PLAN SUBMITTED HEREUNDER SHALL BE GUILTY OF A MISDEMEANOUR AND SHALL BE LIABLE TO A FINE OF NOT MORE THAN ONE HUNDRED (\$100.00 DOLLARS, AND EACH DAY SUCH OFFENSE OR VIOLATION SHALL BE PERMITTED TO EXIST SHALL CONSTITUTE A SEPARATE OFFENSE. THE OWNER OR OWNERS OF ANY BUILDING OR PREMISES, OR PART EXIST AND ANY ARCHITECOR BUILDER OR CO TRACTOR, AGENT PERSON OR CORPORATION EMPLOYED IN CONNECTION WHEREWITH AND WHO HAVE ASSISTED IN THE COMMISSION OF ANY VIOLATION SHALL BE GUILTY OF A SEPARATE OFFENSE AND UPON CONVICTION SHALL BE FINED AS HEREINSTATED.

SECTION XIX VALIDITY OF ORDINANCE:

IF ANY SECTION, PARAGRAPH, SUBDIVISION, CLAUSE, PHRASE, OR PROVISION OF THE ORDINANCE SHALL BE ADJUDGED INVALID OR HERD UNCONSTITUTIONAL THE SAME SHALL NOT EFFECT THE VALIDITY OF THIS ORDINANCE AS A WHOLE OR ANY PART OF PROVISION THEREOF, OTHER THAT THE PART SO DECIDED TO BE INVALID OR UNCONSTITUTIONAL.

ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT WITH THIS ORDINANCE ARE HEREBY APPEALED AND THIS ORDINANCE SHALL TAKE AFFECT AND BE IN FULL FORCE FROM AND AFTER ITS PASSAGE AND PUBLICATIONS PROVIDED BY LAW.

PASSED AND APPROVED THE FIRST READING THIS 4TH DAY OF MAY, A.D. 1948

CITY COMMISSION OF THE CITY OF ROPESVILLE,  
BILL BERRY, MAYOR

ATTEST:  
R.H. READY JR.

ORDINANCE NO. 30 A FILE 6 *also file 4*  
AN ORDINANCE THE PROVISIONS OF WHICH ARE PADDED FOR THE  
PURPOSE OF AMENDING ORDINANCE NO. 30 KNOWING AS THE " BUILDING  
PERMIT" OF THE CITY OF ROPESVILLE, TEXAS

\*\*\*\*\*DATE OCTOBER 12 1982

SECTION 1. NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER TO  
THE LOT LINES THAT TEN (10) FEET ON THE STREET CORNER LOT AND THREE  
(3) FEET ON THE INSIDE PROPERTY LINES WITH A TWENTY FOOT (20)  
MINIMUM FRONT SET BACK FOR THE FRONT PROPERTY LINE AND A TEN(10)  
FOOT SET BACK GIVEN TO THE ALLEY.

(A.) NO FENCES, HEDGES, OR OTHER INSTALMENTS SHALL BE  
CONSTRUCTED FORWARD ON THE FRONT BUILDING SET BACK LINES.

SECTION 2. ALL NEW HOMES, READY BUILD HOMES, AND RELOCATED  
HOMES WILL BE REQUIRED TO HAVE 816 SQUARE FEET OF LIVING AREA. (24  
X 23) ALL HOMES WILL HAVE TO BE PLACED ON THE CITY WATER AND SEWER  
SYSTEM. THESE HOMES MUST HAVE THE CITY COUNCIL APPROVAL AS TO HOW  
THEY WILL BE PLACED ON SAID LOT(S) OR PROPERTY.

SECTION 3. IF HOME OWNER(S) WISHED TO ADD A ROOM TO A EXISTING  
HOUSE A PERMIT WILL BE REQUIRED, ANY ROOM ADDED WILL HAVE TO BE A  
12 X12 FOOT ROOM AND HAVE THE SAME REQUIREMENTS AS LISTED IN THE  
PAST ORDINANCE.

SECTION 4. NO BUILDING STRUCTURE THAT HAS BEEN APPLIED FOR A  
HOME STRUCTURE CAN BE CHANGED INTO A BUSINESS WITHOUT THE APPROVAL  
FROM THE CITY COUNCIL. ALSO, NO BUSINESS STRUCTURE CAN BE CHANGED  
INTO A HOME WITHOUT THE COUNCIL APPROVAL.

SECTION 5. MOBILE HOMES. ALL MOBILE HOMES WILL BE REQUIRED TO  
HAVE THE SAME LIVING AREA OR SPACE AS A HOME STRUCTURE OF 816 SQ  
FT. NO TRAVEL TRAILERS(S) SHALL BE USED AS A HOME. NO STRUCTURE OF  
TEMPORARY CHACTER SHALL BE USED AT ANY TIME AS A RESIDENCE; EITHER  
TEMPORALLY OR PERMANENTLY. (TEMPORARY TIME-NO MORE THAN 30 DAYS)

SECTION 6. ALL MOBILE HOMES SHALL BE PLACED ON THE LOT(S) AS  
STRAIGHT AS POSSIBLE, EITHER PARALLEL TO THE LOTS(S) OR VERTICIL ON  
SAID LOT(S), NO TRAILER HOME SHALL BE PLACED ON AN ANGLE OR AT AN  
ANGLE ON ANY LOT(S).

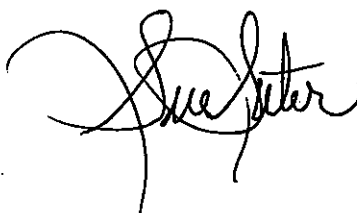
SECTION 7. CAR-PORTS, BOATS-SHEDS. ETC: WILL BE REQUIRED TO  
OBTAIN A PERMIT AND THE COUNCIL WILL INSPECT THE STRUCTURE TO MAKE  
SURE THE STRUCTURE IS SAFE AND STURDY

SECTION 8. THIS ORDINANCE SHALL TAKE EFFECT AND SHALL BE IN  
FULL FORCE AND EFFECT FROM AND AFTER ITS PASSAGE.

PASSE, APPROVED AND ADOPTED, THIS THE 12 DAY OF OCTOBER 1982.  
MAYOR BILL ODOM

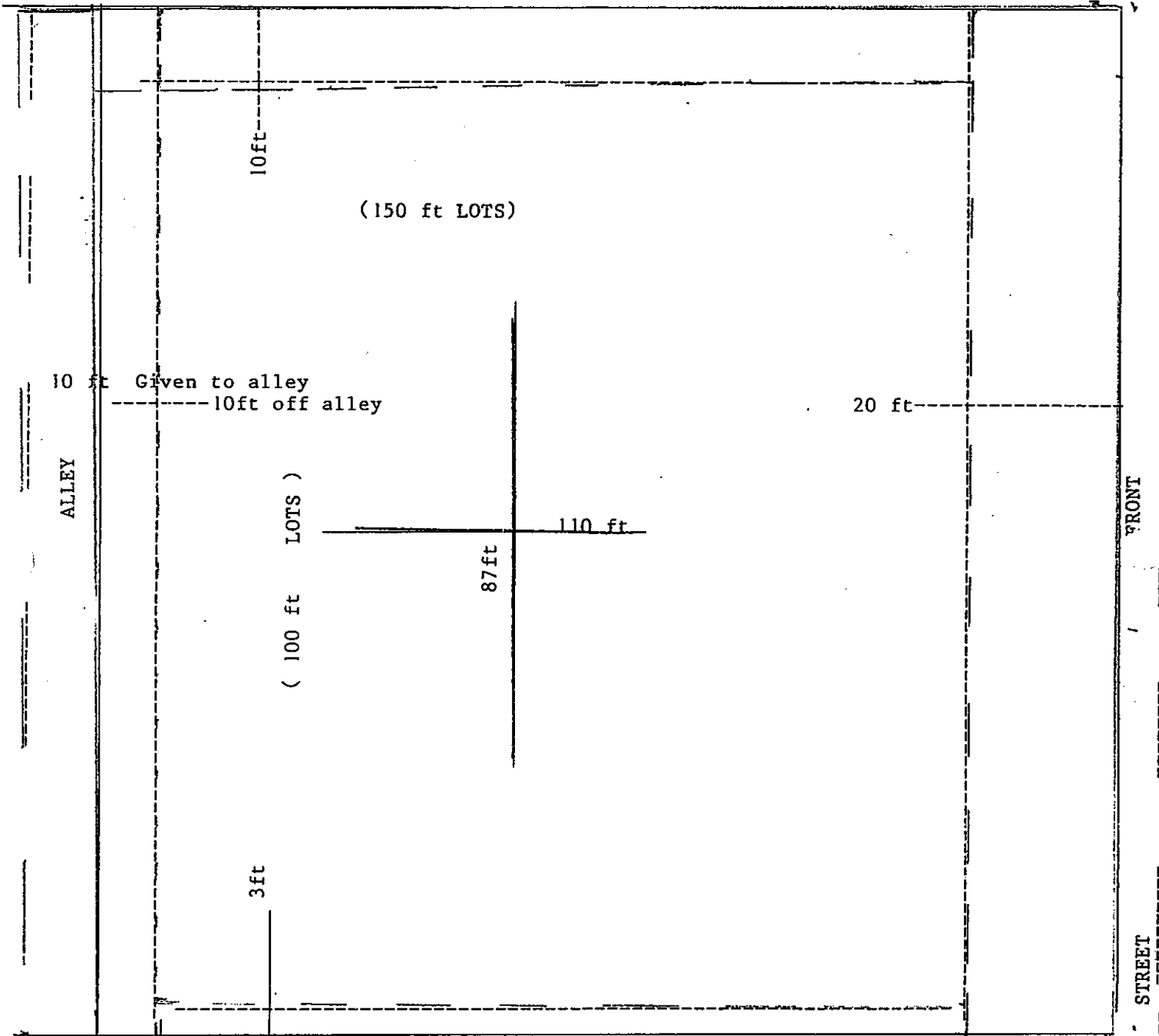
ATTEST

SUE S. SUTER





STREET (SIDE)



STREET

FRONT