

ORDINANCE NO. 18-H

AN ORDINANCE AMENDING CHAPTER 5, BUILDINGS, OF THE CODE OF ORDINANCES, CITY OF ALVIN, TEXAS, FOR THE PURPOSE OF AMENDING THE DEFINITION OF CENTRAL BUSINESS DISTRICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING AN EFFECTIVE DATE, AND SETTING FORTH OTHER PROVISIONS RELATED THERETO.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ALVIN, TEXAS:

Section 1. That Section 5-9 of the Code of Ordinances, City of Alvin, Texas is hereby amended by revising the definition of “Central Business District” as follows:

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Sec. 5-9. Off-street parking and loading requirements.

Off-street parking shall be provided on the lot or tract or on an immediately contiguous lot or tract sufficient to provide the following ratio of vehicle spaces for the uses specified in the districts designated:

(1) *Parking space schedule:*

- (a) *Apartment houses or complexes:* One and one-half (1½) spaces for each apartment;
- (b) *Bowling alley:* Six (6) spaces for each lane;
- (c) *Churches:* One space for each four (4) seats in auditorium or in sanctuary;
- (d) *Clinics or doctors' offices:* One space for each two hundred (200) square feet of floor area;
- (e) *Hospitals:* One space for every two (2) beds;
- (f) *Hotel or motel:* One space for each room, unit or guest accommodation;
- (g) *Manufacturing, storage, processing, repairing and warehousing:* One space for each two (2) employees or one space for each one thousand (1,000) square feet of floor area, whichever is the larger;
- (h) *Offices, general:* One space for each four hundred (400) square feet of floor area;
- (i) *Mortuary:* One space for every two (2) persons to be normally accommodated in services;
- (j) *Museums:* Ten (10) spaces minimum, plus one space for each four hundred (400) square feet of exhibit floor area. Exception - a former residence that is exhibited as a museum does not require these parking space requirements.
- (k) *Recreational, private or commercial area building (other than listed):* One space for every two (2) persons to be normally accommodated in the establishment;

(l) *Schools, colleges, or universities:*

Elementary or junior high schools: One space for each classroom, plus one space for each four (4) seats in any auditorium, gymnasium, or other place of assembly;

High school, college or university: One space for each classroom, laboratory or instruction area, plus one space for each three (3) students accommodated in the institution;

(m) *Restaurant or cafeteria:* One space for every four (4) seats under maximum seating arrangement;

(n) *Retail or personal service:* One space for each two hundred (200) square feet of floor area;

(o) *Theatres, meeting rooms and places of public assembly:* One space for every three (3) seats;

(p) Any nonlisted nonresidential use shall provide off-street parking adequate to accommodate the normal parking demand generated by such use.

(2) *Special off-street parking regulations:*

(a) In computing the parking requirements for any building or development, the total parking requirements shall be the sum of the specific parking space requirements for each class of use included in the building or development;

(b) Wherever a lot or tract is used for off-street parking of motor vehicles in connection with an office, retail, commercial or industrial use and is adjacent to or across the street from a residence, a masonry wall or solid ornamental fence of not less than three (3) feet nor more than six (6) feet in height shall be erected and maintained so as to enclose the off-street parking area and so as to screen the parking use from adjacent residential districts and residential uses;

(c) The area in front of the required screening wall or fence shall be maintained in a clean and orderly condition, free of weeds, debris and trash;

(d) Any lights used to illuminate the parking area shall be so arranged as to reflect away from any residence.

(3) *Off-street loading:* Off-street loading space shall be provided on each lot in accordance with the following:

(a) All retail, commercial and industrial structures shall provide and maintain off-street facilities for the loading and unloading of merchandise and goods within the building or on the lot adjacent to a public alley or private service drive;

(b) Kindergartens, day schools and similar child training and care establishments shall provide loading and unloading space on a private drive, off-street, to accommodate one motor vehicle for each ten (10) students or children cared for by the establishment.

(4) *Exemption from application:*

- (a) All structures located within the “Central Business District” shall be exempt from all of the off-street parking schedules and regulations set out in subsections (1) and (2) above.
- (b) “Central Business District” shall mean that area of the city bounded by Willis Street, Taylor Street, Sidnor Street and Depot Centre Boulevard.

Sec. 5-10. - Reserved.

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Section 2. That except as amended herein all other provisions of Chapter 5 of the Code of Ordinances, City of Alvin, Texas shall remain in full force and effect. To the extent of any conflict or inconsistency between the provisions of this ordinance and any other ordinance, the provisions of this ordinance shall control.

Section 3. Severability. Should any section or part of this Ordinance be held unconstitutional, illegal, invalid, or the application to any person or circumstance for any reasons thereof ineffective or inapplicable, such unconstitutionality, illegality, invalidity, or ineffectiveness of such section or part shall in no way affect, impair or invalidate the remaining portion or portions thereof; but as to such remaining portion or portions, the same shall be and remain in full force and effect and to this end the provisions of this ordinance are declared to be severable.

Section 4. Effective Date. This ordinance shall take effect immediately from and after its passage in accordance with the provisions of Chapter 52, Texas Local Government Code and the City of Alvin Charter.

Section 5. Open Meetings Act. It is hereby officially found and determined that the meeting at which this ordinance was passed was open to the public as required and the public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code. Notice was also provided as required by Chapter 52 of the Texas Local Government Code and the City of Alvin Charter.

PASSED on the first and final reading on the _____ day of June 2018.

CITY OF ALVIN, TEXAS

ATTEST:

By: _____
Paul A. Horn, Mayor

By: _____
Dixie Roberts, City Secretary