

ORDINANCE NO. 424

AN ORDINANCE OF THE CITY OF WALLER, TEXAS SETTING FORTH MINIMUM LOT SIZE REQUIREMENTS FOR A SINGLE-FAMILY RESIDENTIAL LOTS OF FIFTY-SEVEN FEET (57') BY ONE-HUNDRED AND FOURTEEN FEET (114') AND FIFTY-SEVEN FEET (57') BY ONE-HUNDRED AND FOURTEEN FEET (114') FOR EACH UNIT TO BE CONSTRUCTED THEREON; PROVIDING FOR OFF-STREET PARKING REQUIREMENTS FOR MULTI-FAMILY RESIDENTIAL PROPERTIES; PROVIDING A PENALTY OF \$2,000.00 PER VIOLATION WITH EACH DAY BEING A NEW VIOLATION OF ANY PROVISION HEREOF; AND PROVIDING FOR SEVERABILITY.

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WHEREAS, minimum lot sizes for construction of buildings and structures promote safety and property values; and

WHEREAS, the City Council of the City of Waller, Texas finds it to be in the best interest of the health, safety and welfare of the citizens of the City, now, therefore,

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

Section 1. The facts and matters set forth above are hereby found to be true and correct.

Section 2. It shall be unlawful to construct a single-family residential dwelling on a lot smaller than fifty-seven feet (57') by one-hundred and fourteen feet (114').

Section 3. It shall be unlawful to construct a multi-family residential dwelling on a lot smaller than fifty-seven feet (57') by one-hundred and fourteen feet (114') for each dwelling unit constructed thereon.

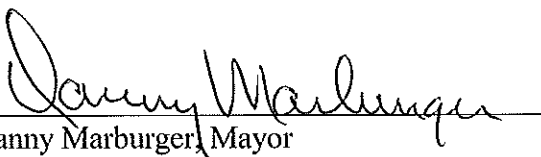
Section 4. Each multi-family dwelling shall maintain a minimum of two (2) off-street parking spaces per dwelling unit located on the lot.

Section 5. Penalty. Any person who shall intentionally, knowingly, recklessly or with criminal negligence violate any provision contained in this Ordinance, or who shall commit or perform any act declared herein to be unlawful, shall be deemed guilty of a misdemeanor and, upon conviction, shall be fined in an amount of two thousand dollars (\$2,000.00). Each day of violation shall constitute a separate offense.

Section 6. In the event any clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Waller, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

PASSED, APPROVED, AND ADOPTED this 24th day of January, 2011.

APPROVED:



Danny Marburger, Mayor

ATTEST:



Jo Ann London, City Secretary