

CITY OF HUMBLE

ORDINANCE NO. 24-975

AN ORDINANCE OF THE CITY OF HUMBLE, TEXAS, AMENDING CHAPTER 9 "PLANNING AND DEVELOPMENT REGULATIONS", ARTICLE IV "DEVELOPMENT IN RESIDENTIAL NEIGHBORHOODS", SECTION 3 "STANDARDS FOR PROJECTS INVOLVING CHANGE OF USE"; PROVIDING FOR SAVINGS AND SEVERABILITY; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council finds it reasonable and necessary to adopt rules regarding new construction in residential areas in order to preserve neighborhood integrity; and

WHEREAS, the City Council adopted Ordinance 08-655 on April 10, 2008 defining a residential neighborhood and establishing regulations on development within a residential neighborhood; and

WHEREAS, the City Council finds it reasonable and necessary to clarify the purpose and intent of the Ordinance in order to preserve neighborhood integrity;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HUMBLE, TEXAS, THAT:

Section 1. Chapter 9, Article IV, Section 003 of the Code of Ordinances of the City of Humble shall be amended to read as follows:

§9.04.003 ~~Standards for projects involving change of use~~ Neighborhood Development Standards

(a) Construction of any project that is not a private residence or a single-family accessory building as defined in Chapter 9, Article VI, and Section 002 is not permissible within a residential neighborhood.

(b) If a project involves a change of use, then the project shall comply with the following requirements that may be provided for by this code or other law:

(1) The front building line for the project shall be the greater of either:

~~(A)(i)~~ Twenty-five feet; or

~~(B)(ii)~~ The average front setback of the existing private residences or single family dwelling units on the block face in which the project is located.

(2) The side building lines for the project shall be the greater of either:

~~(A)(i)~~ Seven and one-half feet; or

~~(B)(ii)~~ The average side setback of the existing private residences or single-family dwelling units on the block face in which the project is located.

- (3) No parking, including no off-street parking, shall be allowed between the building and the side property lines of the lot or tract on which the project is located.
- (4) No parking, including no off-street parking, shall be allowed between the building and the side property lines of the lot or tract on which the project is located.
- (5) A minimum of 20 percent of the lot or tract on which the project is located shall be made and maintained as green or open space.
- (6) No building or other enclosed structure on the lot or tract on which the project is located shall be made and maintained as green or open space.
- (7) Online one on-premises sign shall be allowed and such sign shall not exceed 12 square feet in size; provided, however, that the sign may not be illuminated or have any moving elements.
- (8) No outdoor display of merchandise shall be allowed.

Section 3. In the event any clause phrase, provision, sentence, or part of this ordinance or the application of the same to any person or circumstances 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 Humble, 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.

Section 4. This ordinance supersedes all ordinances or parts of ordinances in conflict with the provisions stated herein.

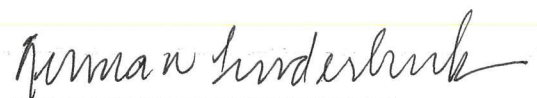
Section 5. This ordinance shall become effective upon adoption and when the caption hereof is caused to be published once in the official newspaper of the City, by the City Secretary, within ten days after the passage of the ordinance, as required by law and Article II, Section 12 of the City Charter.

PASSED, APPROVED, AND ADOPTED this 22nd day of August 2024.

ATTEST:


Maria Jackson
City Secretary




Norman Funderburk
Mayor

PUBLICATION CERTIFICATION

THIS ORDINANCE WAS PUBLISHED IN THE OFFICIAL NEWSPAPER OF THE CITY OF HUMBLE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 13 OF THE CHARTER OF THE CITY OF HUMBLE TEXAS ON:

ATTEST: