

ORDINANCE NO. 47-1996

AN ORDINANCE AMENDING CHAPTER 23, "PLANNING AND COMMUNITY DEVELOPMENT," SUBPART E, "ZONING," OF THE ABILENE MUNICIPAL CODE, BY AMENDING CERTAIN SECTIONS AS SET OUT BELOW; PROVIDING A SEVERABILITY CLAUSE; DECLARING A PENALTY AND CALLING A PUBLIC HEARING.

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

PART 1: That Chapter 23, Subpart E, "Zoning," of the Abilene Municipal Code be amended as set out in Exhibit "A," attached hereto and made a part of this ordinance for all purposes.

PART 2: That if any provision or any section of this ordinance shall be held to be void or unconstitutional, such holding shall in no way affect the validity of the remaining provisions or sections of this ordinance, which shall remain in full force and effect.


PART 3: That any person, firm or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be punished by a fine of not more than Two Thousand Dollars (\$2,000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.

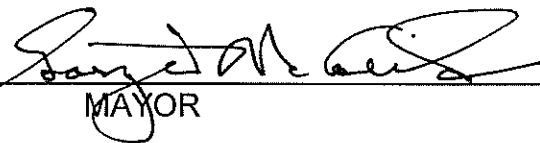
PASSED ON FIRST READING this 22 day of August A.D. 1996

A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage, was published in the Abilene Reporter-News, a daily newspaper of general circulation in the City of Abilene, said publication being on the 21 day of July, 1996, the same being more than fifteen (15) days prior to a public hearing to be held in the Council Chamber of the City Hall in Abilene, Texas, at 9:00 a.m., on the 12 day of September, 1996, to permit the public to be heard prior to final consideration of this ordinance. Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

PASSED ON SECOND AND FINAL READING THIS 12 day of September, A.D. 1996.

ATTEST:


CITY SECRETARY


MAYOR

APPROVED:


CITY ATTORNEY

EXHIBIT "A"

Amend Section 23-306.4

Permitted Uses

Accessory and Incidental Uses

ADD: Recreational Vehicles, Mobile and Vacation Travel Trailers (Temporary Residence at Church and Non-profit Organization Construction Sites) allowed with conditions (C) and with a special exception (SE).

Amend: Section 23-306.5.B, Conditional Use Provisions

B. Accessory and Incidental Uses

- (23) Recreational vehicles (travel trailer or self propelled motor vehicle) that are designed, constructed, and equipped for human habitation may be placed on church and non-profit organization lots and occupied by individuals and their families involved in construction projects relating to that specific church or non-profit organization with permission of church and non-profit organization officials for a period not to exceed a period of three (3) months within a one (1) year time frame upon approval of a Board of Adjustment Special Exception. Extensions may be granted by the Board of Adjustment.

The following conditions shall apply to (temporary) placement of recreational vehicles to be used as temporary residence at church/non-profit organization construction sites:

- (a) To be used as an accessory residence at a site where active construction is in progress or at other sites approved by the Board of Adjustment.
- (b) Shall have self-contained facilities for water supply and waste disposal or shall be temporarily connected to underground water and sewer systems (approved by Texas Department of Health) in conformance with City of Abilene Plumbing Code.
- (c) Shall have self-contained facilities for power generation, or shall be temporarily connected to public or private electric utility in conformance with City of Abilene Electrical Code.

- (d) Shall be separated by no less than ten (10) feet from any structure or lot boundary.
- (e) Shall be separated from other recreational vehicles by no less than six (6) feet.
- (f) Shall not be located within 100-year flood hazard area.
- (g) In Residential Single Family districts no construction work shall be performed after 8:00 p.m.
- (h) No exceptions will be granted to the codes governing health, safety and environmental requirements.
- (i) Non-profit organizations must have 501C3 status.
- (j) Other requirements as the Board may deem necessary.

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