

ORDINANCE NO. 302 (Amended 11-11-2013)

AN ORDINANCE AMENDING ORDINANCE NO. 302, RELATING TO THE DISTANCE OF BUILDINGS TO PROPERTY BOUNDARY LINES AND PROVIDING FOR THE ENFORCEMENT OF THE ORDINANCE.

WHEREAS, the City Council of the City of Crane, Crane County, Texas, is of the opinion and finds that a necessity exists for regulating the distance from property boundary lines of buildings within the limits of the City in order to prevent over crowding of land.

THEREFORE, pursuant to the power of the City to control and regulate the size, location, and density of buildings and other structures in order to promote the health, safety and general welfare of the public, the City Council enacts the following ordinance:

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CRANE, CRANE COUNTY, TEXAS:

SECTION 1. No dwelling house or residential building shall be built, constructed, erected, or placed upon any land within the City of Crane, Texas within fifteen feet of and from the front property line, within five feet of and from the side property lines, or within ten feet of any side line or side street right of way.

SECTION 2. Commercial or industrial buildings will follow the same restrictions as in Section 1 of this ordinance except in the fire zone. In fire zone, the building may be built to the front property line, built up to the side property line with a firewall as set out in the current International Building Code standards. Corner lot buildings must have a five foot setback on side streets. Buildings must be built with eighty percent (80%) Fire Retardant Materials.

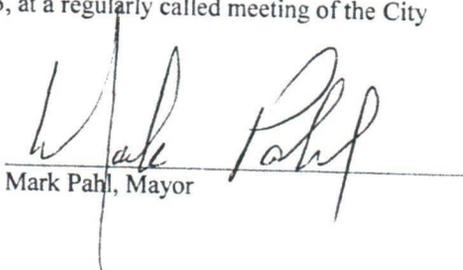
SECTION 3. Open sheds can be built to the property line, but roof drainage must be maintained on the property on which the shed is built.

SECTION 4. The City Secretary is ordered to deny any building permit application which proposes the building, construction, erecting, or placing on land within the City a residential or commercial building that would violate this ordinance.

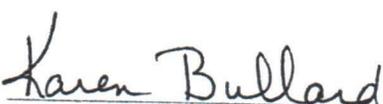
SECTION 5. Definitions: 50% or more enclosure is considered a building. 50% or less enclosure is considered a shed. Open sheds as set forth in this ordinance shall mean a structure with no walls of its own but may be attached to a building or residence. Commercial building as set forth in this ordinance shall mean a place of business or a public meeting place.

SECTION 6. The City Council is aware that a substantial violation of this ordinance can occur quickly and without sufficient time for the City Council to meet for the purpose of evaluating such violations and employing an attorney to file suit to enjoin such violations. Therefore, the City Administrator is authorized and empowered to hire and employ on behalf of the City, an attorney to file suit for the purpose of restraining or enjoining any violation, or threatened violation of this ordinance by any person, firm or company, and corporation.

PASSED AND APPROVED this 11th day of November, 2013, at a regularly called meeting of the City Council pursuant to notice and agenda thereof.


Mark Pahl, Mayor

ATTEST:


Karen Bullard, City Secretary