

ORDINANCE # 09-2018

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COMANCHE, TEXAS, AMENDING ZONING ORDINANCE #03-2007 OF THE CITY OF COMANCHE, TEXAS ESTABLISHING CRITERIA FOR BED AND BREAKFAST OPERATIONS IN DESIGNATED RESIDENTIAL AND COMMERCIAL ZONES IN THE CITY OF COMANCHE.

WHEREAS, under the laws of the State of Texas, authority is conferred upon the City of Comanche to enact a Zoning Ordinance and to provide for its administration, enforcement, and amendments, and

WHEREAS, the City Council of the City of Comanche, Texas deems it necessary, for the purpose of promoting the health, safety, morals, and general welfare of the City to enact an amendment for promulgating definitions, rules, and regulations for Bed and Breakfast and to designate the zones in which Bed and Breakfasts are permitted.

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

The Zoning Ordinance is hereby amended to include the following;

1) Article I, Section 2. Enactment and Definitions:

2-90. Bed and Breakfast: A building architecturally designed to look like a single family residence with no more than six bedrooms used for the purpose of providing short-term lodging, with or without food, provided for compensation. A Bed and Breakfast may be used concurrently as the residence for the owner, operator, or manager of the bed and breakfast. Non-residing owners, operators, or managers of a bed and breakfast facility must reside in Comanche County, Texas.

2) Article II, Section 1.2 Permitted Uses and Area Regulations:

Bed and Breakfast facilities shall be permitted in C1 Commercial and R1 Residential Zones upon submission and approval of a Special Use Permit application.

3) Article II, Section 4.4 Sign Regulation Standards:

Signage shall identify the property rather than advertise its location.

Signage for Bed and Breakfasts shall be;

Permitted in Zoning Districts C1 Commercial and R1 Residential.

Maximum Area and Height - a ground sign not exceeding two square feet in area and three feet in height, or a wall sign not exceeding two square feet in area.

Setback - 10 feet all property lines.

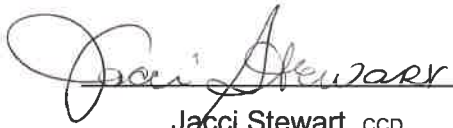
4) Article II, Section 5-1.1 Off-Street Parking:

Bed and Breakfast off-street parking shall be provided at the rate of two separate spaces per guest room. Bed and breakfast facilities which provide for limited social functions must provide at least ten off-street parking spaces.

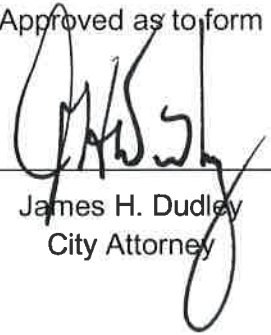
PASSED, APPROVED, AND ADOPTED on this 9th day of July 2018, at a Regular Called Meeting of the City of Comanche City Council, Comanche, Texas.



Ronnie Clifton, Mayor



Jacci Stewart, CCD
Interim City Secretary

Approved as to form


James H. Dudley
City Attorney