City of Coahoma

Ordinance # 120

AN ORDINANCE OF THE CITY OF COAHOMA, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY BY ADDING NEW USES ALLOWED IN THE NS, NEIGHBORHOOD SERVICE DISTRICT; ADDING A NEW USE AS MAY BE PERMITTED BY THE APPROVAL OF A SPECIFIC USE PERMIT IN THE NS, NEIGHBORHOOD SERVICE DISTRICT, AND PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council published notice of and held a public hearing regarding the zoning ordinance amendment on, February 19, 2015; and whereas, the City Council delayed its decision until March 19, 2015 at a regularly scheduled public meeting;

WHEREAS, the City Council finds that it is in the best interest of the citizens of the city to amend the zoning ordinance to allow additional residential uses in the NS, Neighborhood Service District by right as well as through the approval process under the Specific Use Permit regulations contained in Section 7-3.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COAHOMA, TEXAS;

Section 1. THAT, ARTICLE 7 Use of Land and Buildings, Section 7-1, Permitted Use Table of the City of Coahoma Zoning Ordinance is hereby amended to add the following uses allowed in the NS, Neighborhood Service District: Single Family Dwelling - Attached (Duplex, Triplex, Quadplex), Single Family Dwelling – Detached and to add HUD Code Manufactured Home as a Fixed Dwelling with approval of a Specific Use Permit as may be allowed under Section 7-3.

Section 2. THAT, if any paragraph, clause, phrase or provision of this ordinance shall be adjudged invalid or held unconstitutional, the same shall not affect the validity of this ordinance as a whole or any other part or provision thereof.

Section 3. THAT, all ordinances or resolutions or parts thereof heretofore passed and adopted by the governing body of the City of Coahoma, Texas that are in conflict herewith, shall be and the same are hereby repealed to the extent of such conflict.

PASSED AND APPROVED at a regular meeting of the City Council of the City of Coahoma by a vote of 3 to 0 on this 19th day of March, 2015.

Warren Wallace, Mayor

ATTEST:

Tammy Griffith, City Secretary

updated 3-19-15

SECTION 7-1 Permitted Use Table

■ = Permitted land uses within each district
Δ = Specific Use Permit required
* = Permitted if part of an approved site plan
Blank space designates prohibited in district indicated

	A	R-1	R-2	R-3	C	NS	I	PD
Agricultural Uses								
Animal Feed Lot	Δ							*
Animal Pond (Commercial)	Δ						■	*
Auction Barn	Δ						■	*
Farm or Ranch	■							*
Garden or Orchard (Commercial)	■							*
Garden or Orchard (Non-Commercial)	■	■	■	■				*
Granary	Δ						Δ	*
Grain Elevator	Δ						Δ	*
Greenhouse or Nursery (Commercial)	■				■			*
Kennel, Boarding or Breeding	Δ						Δ	*
Livestock	Δ	Δ						
Poultry	Δ	Δ	Δ	Δ	Δ	Δ	Δ	*
Residential Uses								
Single Family Dwelling-Attached (Duplex, Triplex, Quadplex)			■					*
Single Family Dwelling-Attached (Mixed Use)					■	■		
Single Family Dwelling-Detached						■		
HUD Code Manufactured Housing Park				Δ	Δ	Δ	Δ	*
HUD Code Manufactured Home as Fixed Dwelling						Δ		
Recreational Vehicle								
Recreational Vehicle Park				Δ	Δ		Δ	*
Mobile Home (pre-1976)								
Apartment (5 or more units)			Δ	Δ	■	Δ		*