

CITY OF HUMBLE

ORDINANCE NO. 16-777

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HUMBLE, TEXAS, AMENDING CHAPTER 38, "SUBDIVISIONS," SECTION 27 "MULTIFAMILY RESIDENTIAL USES; GENERAL PROVISIONS," SUBSECTION (1) AND SUBSECTION (2); DECREASING THE NUMBER OF MULTIFAMILY DWELLING UNITS PER ACRE, AND AMENDING THE LOT SIZE; AND PROVIDING FOR SEVERABILITY

WHEREAS, Section 38-27 (1) and (2) "Subdivision Regulations, Multifamily Residential Uses, General Provisions" of the Code of Ordinances of the City of Humble states

(1) "*Population Density* not more than 15 multifamily dwelling units per acre shall be permitted. Fractions of acres shall be proportioned in accordance herewith to determine maximum units allowable; provided, however, that minimum lot sizes shall be subject to subsection (2) of this section.

(2) *Lot Size* no lot to be used for a multifamily dwelling purposes shall be less than 60 feet in width or less than 120 feet in depth", and

WHEREAS, according to the 2010 – 2014 U S Census Bureau American Community Survey 5-Year Estimate 55 0% of occupied housing within the city limits of Humble is "Renter Occupied" compared to 45 0% owner occupied, and

WHEREAS, according to the American Community Survey, the national average of "Renter Occupied" housing is 35 6% and the State of Texas average is 37.3%, respectively; and

WHEREAS, the City Council deems it a public necessity to limit the continued growth of multi-family and renter occupied dwelling units within the city limits in order to create a more balanced and sustainable housing market within the city; now therefore

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

Section 1 The Code of Ordinances of the City of Humble, Texas, is hereby amended by deleting all of Chapter 38 Section 27 (1) and (2) thereof and substituting therefore a new Chapter 38 Section 27 (1) and (2) to read as follows

Sec. 38-27 Multifamily Residential Uses; General Provisions

(1) *Population and density* Not more than ten (10) multifamily dwelling units, as defined by this section, per acre shall be permitted. Fractions of

acres shall be proportioned in accordance herewith to determine maximum units allowable, provided, however, that minimum lot sizes shall be subject to subsection (2) of this section.

(2) *Lot Size*

- a. The maximum site size for a multifamily residential dwelling development shall be ten (10) acres.
- b. The minimum lot area for a multifamily residential dwelling development shall be 12,000 square feet.
- c. The minimum lot width for a multifamily residential dwelling development shall be 100 feet.
- d. The minimum lot depth for a multifamily residential dwelling development shall be 120 feet.

Section 2. 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.

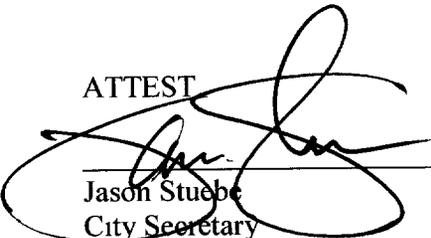
Section 3. That this ordinance shall go into effect immediately upon its passage.

PASSED, APPROVED, AND ADOPTED this 10 day of March 2016.



Merle Aaron
Mayor

ATTEST



Jason Stuebe
City Secretary

