

City of Canadian
Zoning Clearance Permit Application

No building permit shall be issued without an approved zoning clearance permit.

Name: _____

Street Address of Property: _____

Location of Property: Lot(s) _____ **Block** _____

Addition: _____ **Zoning District:** _____

Size of Lot(s) _____ **Total Area:** _____

Detailed Description of work to be completed: _____

Required Setbacks: Front _____ **Side** _____ **Side Street** _____ **Rear** _____

For Office Use Only:

Acknowledgement of receipt for the \$1.00 application fee.

Date: _____ **Received by:** _____

As Code Enforcement Officer for the city of Canadian, I _____
this application for zoning clearance.

Building Permit Needed: Yes / No

Date: _____ **Sign:** _____

Comments: _____

NOTE: ZONING CLEARANCE PERMITS ARE NOT ISSUED ON DEMAND. The City of Canadian's objective is to issue a zoning permit within seven (7) working days of receipt of the information required. The City does not prepare site plans. Incomplete plans will result in delays. The decision to approve an application is based solely upon the consistency of the submitted plans with applicable City Codes and permit requirements.

1. Please plot on suitable paper. Draw to scale showing actual dimensions of the lot(s), the size and location of existing buildings or structures, and the size and location of buildings or structures to be erected or moved. (Refer to the example attached.)
2. Mobile homes manufactured prior to June 15, 1976 are not permitted to be moved into the City Limits. (Section 14.145 Mobile Homes Not Permitted-Canadian Code of Ordinances) An official title document is required to prove age for applications requesting placement of HUD Code Manufactured Homes.

I do hereby certify that the foregoing statements are correct to the best of my knowledge. I agree to conform to all City Ordinances and Laws of the State of Texas regulating such work and any plans or specifications submitted. I assume responsibility for all errors and omissions of the information provided on this application together with any plans and/or other documents associated with the issuance of this Permit by the city of Canadian.

Signature: _____

Date: _____

Phone #: _____

AMENDMENT TO ZONING ORDINANCE AND ZONING CODE

AN ORDINANCE AMENDING SECTION 401.3 OF ORDINANCE NO. 247 (AND SECTION 12-33 OF ZONING CODE) TO ALLOW RESIDENTIAL USE OF EXISTING BUILDINGS IN ALL ZONING DISTRICTS, WITH CERTAIN LIMITATIONS; AMENDING SECTION 301.1 OF ORDINANCE NO. 247, AS AMENDED (AND SECTION 12-30 OF ZONING CODE), TO CHANGE THE DEFINITION OF "MOBILE HOME", TO ADD THE DEFINITION OF "HUD-CODE MANUFACTURED HOME", AND TO ADD THE DEFINITION OF "BED & BREAKFAST"; CHANGING REFERENCES MADE TO "MOBILE HOMES" IN THE ZONING ORDINANCE AND ZONING CODE TO APPLY ONLY TO "HUD-CODE MANUFACTURED HOMES"; DECLARING REFERENCES TO "MOTELS" IN THE ZONING ORDINANCE AND ZONING CODE TO ALSO APPLY TO "BED & BREAKFASTS"; AMENDING SECTION 1 OF ORDINANCE NO. 422 (AND SECTION 12-53(C) OF ZONING CODE) TO DECREASE THE PERIOD OF CESSATION OF NONCONFORMING USE OF LAND FROM 365 DAYS TO 6 MONTHS; REPEALING ALL INCONSISTANT ORDINANCES; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

SECTION 1: That from and after the effective date of this ordinance, Section 401.3 of Ordinance No. 247 (and Section 12-33 of Zoning Code) is hereby amended to read as follows:

Residential Use of Existing Buildings. Residential use of existing buildings in all zoning districts is allowed, with the following limitations. No more than 50% of an existing single street-level frontage may be occupied by residential uses on Main Street from 1st Street to 6th Street, on Purcell Avenue from 2nd Street to 3rd Street, on Kingman Avenue from 1st Street to 3rd Street, and on Highway 60/83 from Summit Avenue to Washita Avenue. This standard is intended to reserve storefront space for commercial and public uses in these particular areas; it does not limit residential uses above the street level on upper stories, below the street level in basements, or behind street-level storefronts in these areas.

SECTION 2: That from and after the effective date of this ordinance, Section 301.1 of Ordinance 247, as amended (and Section 12-30 of Zoning Code), is hereby amended so that the following terms shall have the following meanings:

- (a) **Mobile Home.** A structure that was constructed before June 15, 1976, transportable in one or more sections, which in the traveling mode is eight body feet or more in width or 40 body feet or more in length, or when erected on site is 320 or more square feet, and which

is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities and includes the plumbing, heating, air conditioning and electrical systems. (Definition is according to the Texas Manufactured Housing Standards Act.)

- (b) **HUD-Code Manufactured Home.** A structure, constructed on or after June 15, 1976, according to the rules of the United States Department of Housing and Urban Development, transportable in one or more sections, which in the traveling mode is eight body feet or more in width, 40 body feet or more in length, or when erected on site is 320 or more square feet, and which is built on a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning and electrical systems. The term does not include a recreational vehicle. (Definition is according to the Texas Manufactured Housing Standards Act.)

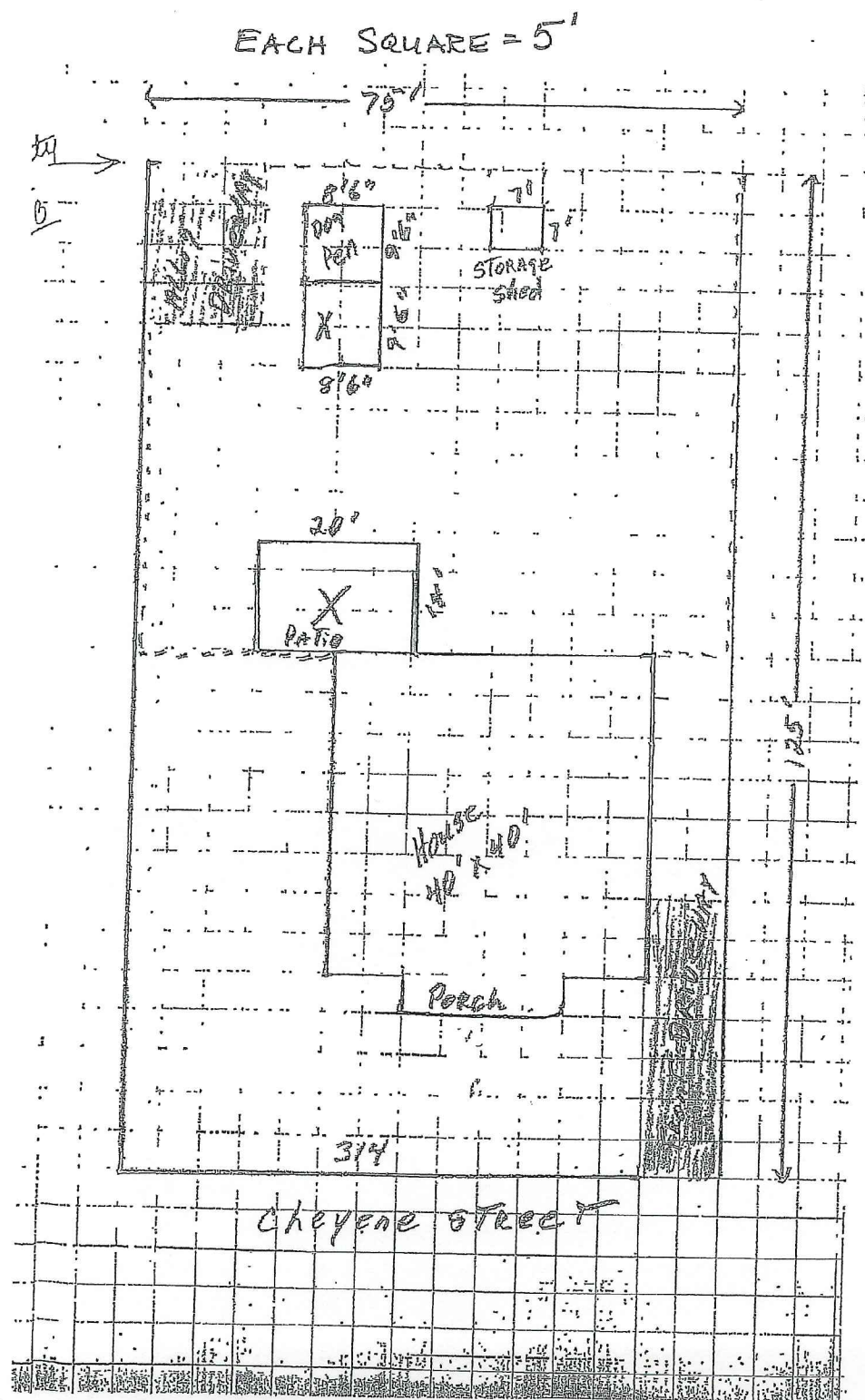
- (c) **Bed & Breakfast.** A building designed or intended to be used as temporary sleeping facilities of one or more transient persons.

SECTION 3: That from and after the effective date of this ordinance, it is intended that all references made to "Mobile Homes" in the Zoning Ordinance and Zoning Code (other than the actual definition), refer only to "HUD-Code Manufactured Homes", as defined in this ordinance. "Mobile Homes", as defined in this ordinance, will no longer be permitted to be moved into the City of Canadian. An existing "Mobile Home", as defined in this ordinance, is allowed unless and until moved from its current location.

SECTION 4: That from and after the effective date of this ordinance, Section 12-53(c) of the Zoning Code is hereby amended to read as follows:

Should a nonconforming use of land cease for a period of 6 consecutive months, the previous nonconforming status of said land shall be eliminated and any use thereof shall be in conformance with the regulations of the District in which it is located.

SECTION 5: That from and after the effective date of this ordinance, it is intended that all references made to "Motels" in the Zoning Ordinance and Zoning Code, also apply to "Bed & Breakfasts".



EXAMPLE

- DRAWING SHOULD SHOW EXISTING STRUCTURES, FENCES, DRIVEWAYS, ETC., NAMES OF STREETS AND SIZE OF LOT
- PLEASE SHOW PROPOSED CHANGED WITH DOTTED LINES

