

CITY OF HUMBLE

ORDINANCE NO. 17-795

AN ORDINANCE OF THE CITY OF HUMBLE, TEXAS AMENDING CHAPTER 12, "BUILDINGS AND BUILDING REGULATIONS," BY AMENDING ARTICLE XI "DEVELOPMENT STANDARDS", SECTION 500 "EXTERIOR CONSTRUCTION REQUIREMENTS FOR NON-RESIDENTIAL AND MULTIFAMILY RESIDENTIAL BUILDINGS"; SECTION B "DEFINITIONS" BY ADDING A DEFINITION FOR STUCCO, AND SECTION C "EXTERIOR CONSTRUCTION REQUIREMENTS", ITEM 2 "NON-RESIDENTIAL BUILDING DEVELOPMENT" BY PERMITTING A CERTAIN PERCENTAGE OF STUCCO TO BE UTILIZED IN EXTERIOR CONSTRUCTION AND DELETING SUBSECTION (B) IN ITS ENTIRETY; MAKING CERTAIN FINDINGS; AND PROVIDING FOR SEVERABILITY.

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 Amending Chapter 12, Article XI, Section 500 b thereof to read as follows by adding item (9) and amending the list of materials not qualified or defined as "masonry construction":

Sec. 12-500 Exterior Construction Requirements for Non-Residential and Multifamily Residential Buildings.

b. Definitions.

(9) Stucco shall mean a durable exterior building finish composed of aggregate, lime and cement which is applied in multiple layers over lath.

The following materials shall not qualify nor be defined as "masonry construction" in meeting the minimum requirements for exterior construction of multifamily residential dwelling, unless specifically approved by variance:

- ~~Stucco~~, Exterior plaster adobe or mortar wash surface material.
- Exterior insulation and finish systems (EIFS), acrylic matrix, synthetic plaster, or other similar synthetic material.
- Cementitious fiber board siding (such as "Hardy Plank" or "Hardy Board").

Section 2. The Code of Ordinances of the City of Humble, Texas, is hereby amended by Amending Chapter 12, Article XI, Section 500 c thereof to read as follows by amending Item 2, Subsection a; and deleting Subsection b in its entirety:

Sec. 12-500 Exterior Construction Requirements for Non-Residential and Multifamily Residential Buildings.

c. Exterior Construction Requirements.

(2) Non-Residential Building Development. The following standards apply to all new non-residential building construction and any building expansion of 50% or more in floor area or a significant change in use of the building from one occupancy to another occupancy in accordance with the established building codes:

a. All non-residential buildings shall have not less than 80 percent of their exterior walls, excluding doors and windows constructed of severe weather rated brick, stone, split faced concrete textured surface block or glass wall, up to 40 percent of which may be stucco.

~~b. Building front and side facades or any portion that has exposure to a public or private street, a residential area as defined in Chapter 8, Section 200 of the Code of Ordinances, or any public exposure, including parking lot exposure for pad sites and free standing buildings, shall be constructed entirely (100%) of severe weather rated stone brick or glass wall construction. Strict adherence to this rule shall not be such as to prevent architectural creativity. Other materials or a combination of severe weather rated brick, stone and other materials may be considered based on architectural creativity by the City Council.~~

Section 3. 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 4. That, this ordinance supersedes all ordinances or parts of ordinances in conflict with the provisions stated herein.

Section 5. That this ordinance shall become effective upon its adoption.

PASSED, APPROVED, AND ADOPTED this 26th day of January 2017.

Merle Aaron

Merle Aaron
Mayor

ATTEST:

Jason Stuebe
Jason Stuebe
City Secretary

