

CITY OF OAK RIDGE
KAUFMAN COUNTY, TEXAS

ORDINANCE 2-14
NEW CONSTRUCTION

AN ORDINANCE OF THE CITY OF OAK RIDGE, KAUFMAN COUNTY, TEXAS, PROVIDING FOR THE REGULATION OF NEW CONSTRUCTION WITHIN THE CITY LIMITS OF THE CITY OF OAK RIDGE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Oak Ridge, Texas (“City”), is a Type B general-law municipality and the City Council of the City of Oak Ridge, Texas (“City Council”) has the authority to adopt regulations that the City Council considers proper for the governance of the City pursuant to Section 51.032 of the V.T.C.A., Local Government Code; and

WHEREAS, the City Council finds it necessary and proper to amend Ordinance Nos. 2-09 and 2-09(A) relative to construction standards for the good of the citizens of the City.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF OAK RIDGE, KAUFMAN COUNTY, TEXAS THAT:

SECTION I.

1. Application.

The following regulations will apply to all construction and construction-related activities within the City limits of the City of Oak Ridge.

SECTION II.

2. Construction Regulations.

A. New Construction Regulations

Any single family dwelling constructed in the City of Oak Ridge, Texas on or after the effective date of this ordinance must comply with the following specifications:

1. Single family dwellings must consist of a minimum of 1750 square feet of living area.

- a. Exceptions: garages and porches
2. Construction must be at least 75% brick, or natural stone. Brick or stone should be up to gabled ends or hip roof, when feasible. No stucco, aluminum siding, or exposed cinderblock shall be allowed.
3. All construction must be in full compliance with the 2003 International Building Codes:
 - 2003 International Residential Code
 - 2003 International Fire Code
 - 2003 International Plumbing Code
 - 2003 International Mechanical Code
 - 2003 International Energy Conservation Code
 - 2005 National Electrical Code
4. All electrical wiring, outlets, and installations must conform to the National Electric Code.
5. All contractors and builders must be fully licensed by the State of Texas and permitted by the City of Oak Ridge before construction can begin.
6. The minimum setback requirements for properties are:

Front Property Line	40 feet
Side Property Line	10 feet
Rear Property Line	10 feet
7. Waste water systems must be aerobic only, and in compliance with all applicable Kaufman County regulations.
8. All work must be inspected by a third party building inspector or, with the City's permission, the City's retained independent contractor building official.
9. Access to at least one sanitary facility, to include, without limitation, a port-a-potty or functioning bathroom, on the same property as the construction or construction-related activities are planned or occurring shall be provided.

SECTION III.

3. Penalty Upon Failure to Comply

- A. Any person violating or failing to comply with any provision or requirement of this Ordinance, shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be fined in an amount not to exceed \$2,000.00, such offenses being violations of the health and safety ordinance of the City. A separate offense shall be deemed committed upon each day during or on which a violation or failure to comply occurs or continues to occur.
- B. In addition to the penalties provided in this section, any condition caused or permitted to exist in violation of any of the provisions of this Code or any ordinance shall be deemed a public nuisance and may be abated by the city as provided by law. Any violation of any provision of this Ordinance which constitutes an immediate danger or threat to the health, safety and welfare of the public may be enjoined in a suit brought by the City for such purpose.
- C. Unless otherwise provided under state law, allegation and evidence of a culpable mental state are not required for the proof of an offense defined by this Ordinance.
- D. Property owners found to be in violation of any of the regulations stated in this ordinance shall be subject to a fine. Such fines may be levied for each day of non-compliance in accordance with state law and the general provisions of the Code of Ordinances.

SECTION IV.

All ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

SECTION V.

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this Ordinance are severable and, if any phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph, or section.

PASSED AND APPROVED ON THIS 25TH DAY OF AUGUST, 2014.

Al Rudin, Mayor

ATTEST:

Jan Shedd, City Secretary

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