

**ORDINANCE AMENDMENT No. 30 File 1122-1**

**AN ORDINANCE AMENDING THE BUILDING CODE ORDINANCE 30, MODIFYING THE REGULATIONS FOR THE LOCATION OF STRUCTURES BEING BUILD ON PROPERTIES, THE BUILDING CODE TO BE USED IN/FOR THE CITY OF ROPESVILLE; THE ORDINANCE WILL ESTABLISH FEES/COST FOR BUILDING PERMITS, AND WILL PROVIDE FOR SERVEABILITY CLAUSE, AND PROVIDE AN EFFECTIVE DATE.**

**WHEREAS**, the City of Ropesville seeks to promote the effective, efficient and orderly building permits rules and regulations within the City of Ropesville limits, and

**WHEREAS**, upon consideration of all the information presented, the City Council finds that the location and set back distance for building new construction needs to be changed for health and safety measures, and

**WHEREAS**, the amendment to Ordinance #30 establishes minimum quality and performance criteria for the materials and methods regulating the placement of structures for building location and permits, and

**WHEREAS**, pursuant to Texas Local Government Code, the City has general authority to adopt an ordinance that is for the good government, peace and order of the City. The City Council finds that the restrictions and amendments imposed by this Ordinance are reasonable, necessary and proper for the good government of the City of Ropesville, and

**WHEREAS**, the requirements of this Ordinance take precedence over the standard, and requires the City of Ropesville to adopt a new fee to obtain a permit.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF ROPESVILLE.**

**SECTION 1:** That, the Amendment, and is hereby adopted as the official building code ordinance for the building permits in and for the City of Ropesville, and

**SECTION 2:** All prior building codes and all ordinances in conflict with amendments to the City Ordinance be hereby adopted and repealed.

**SECTION 3:** There is hereby established a schedule of fees to be collected by the City of Ropesville from all applicable applicants for building permits based upon proposed project cost.

- a) All permit will require the property owner, land owner or designated represented agent (act for) to file a building permit application to be turned into the city secretaries for approval. The Water Wastewater Supervisor and both city secretaries shall review all rules and regulation for the permit before the permit can be issued.

- b) The permit must be approved before any additions, structural changes, or new building, homes, or mobile homes are added to the property. This will include building addition, building changes made on the property inside the city limits of Ropesville.

The owner shall present to the city secretary:

1. The required information to show ownership.
2. Drawings, all drawing shall show obviously marking pro structure placement or new building, or structures, and all water line and sewer lines;
3. The date of the proposed construction and completion.
4. The property stake markers located on the property and the property survey form, from a certified surveyor.

#### **SECTION 4 SET BACK AREA**

All set-backs are measured from the property line, not the curb, street or alley.

- c) All carports, fences, mailboxes and landscape improvements, trees, bushes over 2 feet high, or that will grow to hamper the view of traffic, or will interfere with overhead wiring will require a no fee permit.
- d) No building or structure shall be built or located on any lot closer than:
  1. 10' (ten) feet from the street, or corner lot including side streets.
  2. You must set back any structure or building from the adjoining property line by (five) 5' feet.
  3. The fronts set back line for construction of a building, or structure shall be (twenty) 20' feet.
  4. The setback area for the alley shall be ten 10' feet.

#### **SECTION 5. CAR-PORTS AND FENCES**

No car port, fence may be built if it hampers the view of traffic

The car port may not have more than 2 sides enclosed, because this becomes a room, or storage room, or shed and will require a building permit different from the no fee permit.

No car port, fence, may be placed or built over, or extend over the owner's property line. However the car-port or fence may be built on the property line between properties when the property owner shows the survey stakes markers for the surveyed property.

Nothing shall be built onto the city's street right of way, or alley right of way.

## **SECTION 6**

### **UNDERGROUND WATER SYSTEM**

All underground water systems that will require a dig more than 12-inch deep for a ditch to place the water lines on the property will require a no fee permit. (NO FEE)

1. The underground water system for lawn or yard watering will require a separate meter, other than the home, resident or business meter, and shall require backflow prevention equipment.

## **SECTION 7**

### **BUILDING PERMITS FEES AND CHARGES**

All external structures or new buildings shall require a permit:

1. Permit shall require the property owner to apply for a building permit.
2. Addition(s) to existing structure will require the property owner to show the property line markers with the certified survey. This will include showing the city employees the property markers, and survey map. The owner shall be charging a fee of \$25.00 for inspection of the property markers. (FEE: \$25.00 for the (inspection))

All new homes, trailer homes, mobile homes, building, business, will require a permit with a base fee of \$25.00 for inspection of building site; and foundation.

A Fee of \$.10 cents will be charge per square foot for any new structure, building, home, garage, built in the city limits of Ropesville. Along with the \$25.00 permit application fee.

All new structures, buildings, homes, mobile homes, manufactured homes business; will require the owner of the property to show the City employees the property line survey markers, including a drawing to show the site of the placement of the structure.. The owner will also be required to show the city inspector the property markers, and survey map. All property owners shall follow the setback rules for the city building codes for the placement of all structure and buildings.

## **SECTION 8 SEVERABILITY:**


If any provision, sentence, clause, phrase or wording of this ordinance shall de declared invalid, UNCONSTITUTIONAL or illegal, for any REASON, such infirmity shall not affect the validity of the remainder of this ordinance, which remainder shall continue in effect.

**SECTION 9:** This Ordinance amends all prior building codes or Ordinances of the City of Ropesville, Texas, as well as any other Ordinance to the extent such conflict herewith.

**SECTION 10:** This Ordinance shall be effective 30 days from the date of its final passage.

**SECTION 11:** Construction prior to receiving a permit, the owner of said property, or designated authorized person shall be penalized in an amount equal to the cost of the permit.

**PASSED AND APPROVED ON THE FIRST READING:** 10<sup>th</sup> DAY OF November 2022.

  
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**City Mayor, Brenda Rabel**

**ATTEST:**

  
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**CITY SECRETARY, OFELIA CORRAL**

- e) All external structures changes will require a permit. And shall require the property owner to attend the city council meeting for permit approval.*