

City of Castle Hills, Texas

Ordinance No. 2021-04-13

AN ORDINANCE REPEALING CHAPTER 8 OF THE CODE OF ORDINANCES OF THE CITY OF CASTLE HILLS, TEXAS AND ADOPTING A NEW CHAPTER 8 OF THE CODE OF ORDINANCES OF THE CITY OF CASTLE HILLS, TEXAS WITH SECTIONS 8-3 THROUGH 8-5 CONCERNING PERMITS AND INSPECTIONS ADDED, SECTIONS 8-81 THROUGH 8-83 CONCERNING CONDUCT OF CONSTRUCTION ADDED, SECTIONS 8-109 THROUGH 8-113 CONCERNING ADOPTION OF THE INTERNATIONAL BUILDING CODE, THE INTERNATIONAL RESIDENTIAL CODE, THE INTERNATIONAL ENERGY CONSERVATION CODE, THE INTERNATIONAL PROPERTY MAINTENANCE CODE, AND THE INTERNATIONAL FUEL GAS CODE ADDED, SECTIONS 8-144 THROUGH 8-145 CONCERNING WOODEN ROOF REPLACEMENT ADDED, SECTION 8-166 CONCERNING ADOPTION OF THE NATIONAL ELECTRICAL CODE ADDED, SECTION 8-195 CONCERNING ADOPTION OF THE INTERNATIONAL PLUMBING CODE ADDED, SECTIONS 8-210 THROUGH 8-211 CONCERNING PLUMBING SYSTEMS, FACILITIES AND FIXTURES ADDED, SECTION 8-232 CONCERNING ADOPTION OF THE INTERNATIONAL MECHANICAL CODE ADDED, SECTIONS 8-259 THROUGH 8-265 CONCERNING ABANDONED BUILDINGS ADDED, SECTIONS 8-286 THROUGH 8-283 CONCERNING MOVING OF BUILDINGS ADDED, AND SECTIONS 8-300 THROUGH 8-302 CONCERNING TEMPORARY PORTABLE STORAGE UNITS ADDED, AND ESTABLISHING A PENALTY OF A FINE NOT LESS THAN \$25.00 NOR MORE THAN \$1,000.00 FOR A VIOLATION OF SECTIONS 8-260 THROUGH 8-265 CONCERNING ABANDONED AND DELAPIDATED BUILDINGS, WITH EACH DAY A VIOLATION OCCURS BEING A SEPARATE OFFENSE.

WHEREAS, Chapter 8 of the Code of Ordinances of the City of Castle Hills covers Buildings and Building Regulations; and

WHEREAS, the City Council has been informed by city staff that in the adoption of a new Chapter 8 of the Code of Ordinances in 2017 certain provisions in the prior text of Chapter 8 were apparently inadvertently not included in the then adopted version of Chapter 8; and

WHEREAS, city staff has identified provisions concerning permits, inspections, adoption of the International Building Code, the International Residential Code, the International Energy Conservation Code, the International Property Maintenance Code, the International Fuel Gas Code, the National Electrical Code, the International Plumbing Code, and the International Mechanical Code, wooden roof replacement, plumbing systems, facilities, and fixtures, abandoned and dilapidated buildings, moving of buildings, and temporary portable storage units to be added to Chapter 8 of the Code of Ordinances and has recommended that the existing Chapter 8 of the Code of Ordinances be repealed and new Chapter 8 of the Code of Ordinances be adopted with added provisions;

WHEREAS, the City Council believes that Chapter 8 of the Code of Ordinances should be repealed and that a new Chapter 8 of the Code of Ordinances be adopted to include added provisions concerning permits, inspections, adoption of the International Building Code, the International Residential Code, the International Energy Conservation Code, the International Property Maintenance Code, the International Fuel Gas Code, the National Electrical Code, the International Plumbing Code, and the International Mechanical Code, wooden roof replacement, plumbing systems, facilities, and fixtures, abandoned and

dilapidated buildings, moving of buildings, and temporary portable storage units and new Chapter 8 of the Code of Ordinances be adopted.

NOW THEREFORE IT IS ORDAINED BY THE CITY COUNCIL OF THE CITY OF CASTLE HILLS, TEXAS, that:

Section 1. Chapter 8 of the Code of Ordinances of the City of Castle Hills, Texas is repealed.

Section 2. A new Chapter 8 of the Code of Ordinances of the City of Castle Hills, Texas is hereby adopted to read as follows:

#### Chapter 8 - BUILDINGS AND BUILDING REGULATIONS<sup>(1)</sup>

Footnote:

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**State Law reference**— Municipal authority to regulate housing and other structures, V.T.C.A., Local Government Code § 214.001 et seq.; building and rehabilitation codes, V.T.C.A., Local Government Code § 214.211 et seq.; verification of builder registration required for issuance of local building permit, V.T.C.A., Local Government Code § 214.906; regulation of municipal public buildings and grounds generally, V.T.C.A., Local Government Code §§ 281.001 et seq., 301.001 et seq.; Plumbing inspector, V.T.C.A., Local Government Code § 214.011; plumbing regulations, V.T.C.A., Local Government Code § 214.012; dangerous buildings, V.T.C.A., Local Government Code § 214.002.

#### ARTICLE I. - IN GENERAL

##### Sec. 8-1. - Violations.

- (a) Notwithstanding provisions of any code adopted by reference in this chapter, persons who violate a provision of this chapter or fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the code official, or of a permit or certificate used under provisions of this Code, shall be guilty of a Class C misdemeanor, punishable by a fine of not more than \$500.00.
- (b) Any person who continues any work on the system after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable for a fine of not less than \$100.00 or more than \$500.00.
- (c) Each day that a violation continues shall be deemed a separate offense.

( Ord. No. 2017-03-14, 3-14-2017 )

##### Sec. 8-2. - Permit and certificate issuance requires payment of assessments.

No permit for any kind of construction (building, alteration, or repair; lawn sprinkler; swimming pool; sewer connection; electrical; plumbing or any other), except fence construction, and no certificate of occupancy, shall be issued for any such work on, or occupancy of, any lot, house, or residence in the city on any street as to which a paving or sewer charge, assessment, or voluntary payment plan has been carried out to pave or sewer such street, or any block or blocks thereof (upon which street or block such lot or house and lot is located) unless and until all such charges, assessments, or payments due and

owing on such property have first been paid in full, together with a penalty of six percent per annum on such sum.

( Ord. No. 2017-03-14, 3-14-2017 )

Sec. 8-3. - Permits not transferable.

A building permit is not transferable. If the original permit holder is removed or withdraws from the project, that permit expires and a new permit must be obtained before work may resume.

(Code 1982, § 5.203; Code 1995, § 5.203; Ord. No. 951, 8-9-2005; Ord. No. 2021-04-13)

Sec. 8-4. - Expiration.

Every building permit issued by the city shall expire on the date indicated on the permit at time of issuance. Permits shall be issued with expiration dates based on the city's estimated completion date of construction. A permit shall become invalid unless work begins, continues without abatement, and substantial progress is continuously made on a timely basis so as to be able to complete the permitted work by the expiration date in the judgment of the building official. The building official may authorize one extension of the permit in the event of a good faith delay due to a confirmed occurrence such as inclement weather during a phase of the project vulnerable to adverse weather conditions. The extension request must be made in writing by the permit holder and include details and documentation regarding the justifiable cause. Any work not substantially complete upon the expiration or revocation of a permit is subject to being declared a nuisance by the building official and subject to an order of removal or demolition to be completed within 60 days from the date of permit expiration or revocation and the site or structure restored to a condition, in the opinion of the building official, that is equal to or better than what existed prior to beginning of work and is safe and in compliance with all other requirements of the city.

(Code 1982, § 5.203; Code 1995, § 5.203; Ord. No. 951, 8-9-2005; Ord. No. 2021-04-13)

Sec. 8-5. - Inspections; notice of defects; reinspection; fees.

Whenever a city inspector is notified to make an inspection before the particular work as to which the request is made is ready for inspection, or whenever an inspection of any work shall reveal that it is faulty or defective in any respect under the code and regulations of the city, the inspector shall notify the responsible person who installed the unfinished or faulty work of the violation in order that such work shall be made to conform to the standards required. The contractor or subcontractor shall within 48 hours after the giving of such notice (Saturdays, Sundays, and legal holidays excluded) rectify, or commence and continue work toward rectification, of such incompleteness or defect and promptly complete the same as soon as is reasonably possible. Upon completion of same, and upon payment of a reinspection fee in the amount provided in the city fee schedule, the contractor or subcontractor shall notify the city inspector of the completion and correction of such work. If such work is again found to be incomplete or faulty, another reinspection fee in the amount provided in the city fee schedule shall be due after notice as above prescribed. If such contractor or subcontractor shall unreasonably delay the completion, correction, or rectification of uncompleted, unsatisfactory, or noncomplying work, or should fail or refuse to make corrections as ordered by such inspector, or do so

within a reasonable time, such contractor or subcontractor shall be refused any new permits on any jobs in the city until such work is completed, corrected, reinspected as herein provided, and approved.

(Code 1982, §§ 5.305, 5.306, 5.306.1; Code 1995, §§ 5.305, 5.306, 5.306.1; Ord. No. 142, 1-9-1962; Ord. No. 1027, 8-11-2009; Ord. No. 2021-04-13)

Secs. 8-6—8-22. - Reserved.

## ARTICLE II. - ARCHITECTURAL REVIEW COMMITTEE

Sec. 8-23. - Created; members; officers.

- (a) The Architectural Review Committee (the "ARC") shall consist of five members and three alternate members who shall be residents of the City of Castle Hills and not members of the city council, the zoning commission, or the zoning board of adjustment. Prior to appointments, the mayor and aldermen are encouraged to solicit applications, resumes, or indications of interest from citizens. Each alderman shall appoint one member whose place on the committee shall correspond to the place of the appointing alderman. The mayor shall appoint a chairman from among the members appointed by each alderman. There shall be three alternates to this board, one appointed by the mayor, two appointed by city council at-large. the minimum quorum for meetings of the architectural review committee shall be four members or alternates.
- (b) Members and alternates shall serve two-year terms after the initial appointments. A vacancy shall be filled for the unexpired term. The term of the initial' appointments shall end June 1, 2020. Subsequent appointments for places 2, 3 and alternates shall end June 1, 2021; and appointments for places 1, 4 and 5 shall end on June 1, 2022.
- (c) Members of the ARC whose terms have expired shall hold over until their replacement has been appointed. However, if the responsible person or entity fails to made a required appointment by the second regular meeting of the city council following the meeting during which the appointment item was presented on the agenda the Mayor may make the appointment.
- (d) The place of any member of the ARC shall be deemed vacant if that member fails to attend three consecutive meetings of the ARC without Reasonable excuse and/or prior notice to or coordination with the city manager. The mayor and city manager shall insure that each newly appointed member of the committee is informed generally of their duties and responsibilities under applicable law and regulation.
- (e) The members of the ARC shall set their own rules and procedures for efficient operation of committee activities, consistent with applicable law, the City Code of Ordinances, and guidance which may be provided from time to time by action of the city council. The secretary of the ARC may be a city employee designated by the city manager. The secretary shall maintain a log of cases with the name of the applicant, the number of the case, a record of the recommendation of the ARC, and the final action of the city council on the application. The secretary shall take or cause to be taken minutes of each meeting of the ARC. The minutes shall include the names of all ARC members present and the action taken at the meeting.

( Ord. No. 2017-03-14, 3-14-2017 ; Ord. No. 2019-06-11-A , §§ 1—3, 6-11-2019; Ord. No. 2019-11-19-D , § 1, 11-19-2019)

Sec. 8-24. - Causes for removal from the committee.

Any committee member or alternate can be removed from office by the city council for cause. Causes for removal include:

- (1) Malfeasance;
- (2) Failure to maintain reasonable familiarity with statutes, ordinances, and rules affecting the committee, or failure to be governed thereby;
- (3) Failure to disclose conflict of interest; and
- (4) Failure to attend three consecutive meetings without the recorded consent of the chair.

( Ord. No. 2017-03-14, 3-14-2017 )

Sec. 8-25. - Conflict of interest.

Whenever any committee member or any alternate or any staff member serving the committee becomes aware of any conflict of interest in any case to come before the committee, he shall notify the chair of the particulars. If the chair finds that conflict clearly exists, he shall disqualify the committee member from acting in the case and shall cause the circumstances to be entered into the record and shall arrange for an alternate to serve.

( Ord. No. 2017-03-14, 3-14-2017 )

Sec. 8-26. - Purposes of architectural review.

The purposes of architectural review are to ensure high standards for aesthetic quality of development or redevelopment in commercial and multifamily housing areas of the city, promote orderly and harmonious development within the city, enhance living and business conditions within the city, assure that natural features are appropriately preserved and integrated with the development, serve in an advisory capacity to the city council and to provide information that will assist the city council in making difficult design decisions, and provide relief to city staff from some minor responsibilities. The architectural review process must be completed before the building official is authorized to accept any applications for building permits.

( Ord. No. 2017-03-14, 3-14-2017 )

Sec. 8-27. - Meetings.

The architectural review committee shall meet monthly as needed or when an application is submitted for architectural review committee consideration. All formal architectural review committee meetings shall be open to the public and posted in accordance with state law.

( Ord. No. 2017-03-14, 3-14-2017 )

Sec. 8-28. - Typographical or publishing errors do not affect validity of committee action.

Typographical or publishing errors shall not invalidate any action of the architectural review committee.

( Ord. No. 2017-03-14, 3-14-2017 )

Sec. 8-29. - Annual report to city council.

The architectural review committee shall send a report not less than once a year to the city council to communicate concerns of the committee with respect to the city's plans, policies, ordinances, and procedures as those affect the projects which the committee reviews.

( Ord. No. 2017-03-14, 3-14-2017 )

Secs. 8-30—8-46. - Reserved.

Sec. 8-47. - Preliminary zoning issues to be resolved prior to architectural review committee application and permit consideration.

The building permit and architectural review committee process provided in this article does not start unless and until all zoning issues are completed. An application for a special use permit and the procedure with reference thereto is a zoning matter. The architectural review committee has no zoning jurisdiction and no building permit may be issued unless any zoning issues are resolved.

( Ord. No. 2017-03-14, 3-14-2017 )

Sec. 8-48. - Application; referral to architectural review committee; exceptions.

- (a) An application and request for a hearing with the architectural review committee must be filed with the city manager on a form approved by the committee and accompanied by an application fee in the amount provided in the city fee schedule. The city manager, upon determination that the application is in proper form with supporting documentation and that the proposed structure and use is permitted in the zoning district in question, will refer the matter to the architectural review committee unless excepted pursuant to this section. The application submission deadlines and architectural review committee hearing dates shall be established annually for the calendar year.
- (b) Interior remodeling of any structure and single-family residences and two-family residences are completely exempt from the requirement for referral to and approval by the architectural review committee. In addition, if both the city manager and the chairperson of the architectural review committee concur, building projects costing less than \$50,000.00 may be exempted from architectural review committee review and approval if:
  - (1) The project will not negatively affect the visual character of the city;
  - (2) No significant changes in existing parking and traffic circulation will result;
  - (3) No removal of significant existing vegetation will occur;
  - (4) The project includes repair or replacement of existing materials which no longer meet city standards;
  - (5) The design of the project is compatible with the immediate environment of the site;
  - (6) The planning and siting of the various functions and buildings on the site create an internal sense of order and provide a desirable environment for occupants, visitors and neighbors; and
  - (7) Flues, chimneys, exhaust fans, air conditioning equipment, elevator equipment, fans, cooling towers, antennae, down spouts, stairs, ramps, loading docks and other special purpose appendages, awnings, carports and lighting will not affect the appearance and tranquility of the neighborhood.

- (c) If the project requires removal of trees, this request must be clearly documented in the architectural review committee application, and payment for the tree removal as provided in the city fee schedule shall accompany the application, and supporting documentation per Chapter 48 Article II shall be provided. The applicant shall post city-provided signage on the property in question advising the public of the tree removal application and of the hearing date. A sign must be visible from each street that borders the property and shall be posted within five days of filing of the application and fee payment and shall be maintained until the day after the city council hearing. Sign location shall be subject to city manager approval.
- (d) The application for review by the architectural review committee shall include, at a minimum, all of the following:
  - (1) Plat to scale showing project square footage and location of building or buildings.
  - (2) Information necessary to show compliance with building code and zoning code.
  - (3) Building plans (preliminary) giving footprint square footage as well as total square footage, site and grading/drainage plan, a survey which includes a tree survey, demolition plans if relevant, all to be included whether a new building, an addition, or exterior remodeling is intended.
  - (4) A sample board showing all exterior elevations, in color, reflecting specified exterior building materials.
  - (5) Preliminary landscape plans reflecting landscape areas including landscape buffer, plant specifications and locations, exterior lighting layout, parking, and any site screening.
  - (6) Design of any permanent sign showing size, color, and other structural and design specifications, whether freestanding or building-mounted.
  - (7) Photographs showing existing property, existing structures including any to be demolished, and adjacent neighbors' property.
  - (8) Provisions for location of trash and garbage containers for collection and removal and for any exterior storage, with plans for screening same.
  - (9) Size and location of any rooftop equipment with method and design of screening.
  - (10) Site and exterior building illumination.
  - (11) A traffic impact analysis (TIA) is required when a new or remodeled facility (development) is anticipated to generate more than 100 peak hour trips (PHTs) based on the latest version of the "Trip Generation Manual" by the Institute of Transportation Engineers (ITE). A TIA is also required when a change in use or a new or relocated business, operation, entity, or facility (also considered a development under this chapter) at a property or set of connected properties is anticipated to increase traffic by more than 100 peak hour trips based on the Trip Generation Manual. The purpose of a TIA is to identify any adverse impacts caused by the development to the adjacent roadway network.
- (e) All plans, including preliminary plans for construction must be prepared, sealed, and signed by a state-registered architect. In the case of any new building or an addition to an existing building, the plans will also require a licensed state professional engineer to provide structural engineering services.
- (f) A preliminary architectural review committee meeting may be requested by an applicant and held informally as no formal vote will be taken. The purpose of a preliminary architectural review committee meeting would be to assist an applicant in providing the necessary plans and specifications. A preliminary architectural review committee meeting may be conducted with at least two committee members just prior to the regular meeting or at a time more convenient to those involved.

( Ord. No. 2017-03-14, 3-14-2017 ; Ord. No. 2017-05-01, 5-1-2017 ; Ord. No. 2017-05-09, 5-9-2017 ; Ord. No. 2019-01-08B, § 1, 1-8-2019 )

Sec. 8-49. - Notice of hearing before architectural review committee.

Notice of the hearing where the architectural review committee may act upon an application shall be mailed at least ten calendar days prior to the date of the hearing to the applicant and to owners of real property within 200 feet of the exterior boundary of the property involved as such owners of record are shown on the tax roll. Compliance with the procedures set forth in this section shall constitute a good faith effort to provide notice, and the failure of any owner to receive notice shall not prevent the city from proceeding with the hearing or from taking any action or affect the validity of any action.

( Ord. No. 2017-03-14, 3-14-2017 )

Sec. 8-50. - Posting notice on property required.

The applicant requesting a hearing by the architectural review committee shall post a notice on the property in question advising the public of the hearing date. This notice shall be a uniform sign furnished by the city which includes the date of the hearing. The sign shall remain on the property until after the completion of the hearing. A sign must be visible from each street that borders the property and shall be posted within five days of filing of the application and be maintained until the day after the hearing. Sign location shall be subject to city manager approval.

( Ord. No. 2017-03-14, 3-14-2017 )

Sec. 8-51. - Factors to be considered by committee.

In reviewing applications and accompanying plans and specifications, the architectural review committee shall consider, at a minimum, the following factors:

- (1) Appropriate signage; structural aspects, size limitations, color, and other aesthetic considerations. All permanent signs must be approved by the architectural review committee.
- (2) Conservation of trees and other natural habitat considerations.
- (3) Harmony of design, colors, materials, and finishes.
- (4) Quality, character, and scale of design.
- (5) Visibility and effect upon view at all sight lines.
- (6) Suitability of building materials.
- (7) Energy efficiency of design.
- (8) Irrigation and maintenance.
- (9) Accessibility design considerations for persons with disabilities.
- (10) The traffic impact analysis submitted by the applicant as required by subsection 8-48 (d)(11). The architectural review committee shall carefully consider any adverse impacts caused by the development to the adjacent roadway network and furthermore shall consider any adverse impacts to neighbors. The final analysis by the architectural review committee shall not only include the technical analysis submitted, but shall also include common sense and reasoned judgment. For example, the city has received requests to locate large institutional facilities patronized by large numbers of persons on tiny rural roadways only two lanes in width. Streets such as S. Winston Lane, W. Castle Lane and Fox Hall Lane do not have the traffic capacity to accommodate large institutional facilities patronized by large numbers of persons without compromising the safety of users of the streets and the neighbors.

( Ord. No. 2017-03-14, 3-14-2017; Ord. No. 2017-05-01, 5-1-2017 )

Sec. 8-52. - Preliminary consultation between applicant and city representative.



The applicant shall meet with the City of Castle Hills (City) staff and/or designated representative to determine the scope of the TIA prior to submittal of the TIA. The following sections 8-53 through section 8-58 are guidelines and general requirements to complete a TIA.

( Ord. No. 2017-05-01, 5-1-2017 )

Sec. 8-53. - Definition of impact areas.

The area of impact includes the intersections or access points that may be affected by vehicular trips generated by the development. Table 1 shows the anticipated boundary of a TIA as determined by the number of trips generated by the development. Using engineering judgment, the city reserves the right to adjust the boundary area based on characteristics of the development and the surrounding roadway network and therefore may include intersections outside the boundary areas identified in Table 1. All TIAs should, at a minimum, extend to the first signalized intersection.

TABLE 1.

Trip Generation (PHT)	Analysis Area	Type of Intersections to Be Included
100 to < 250	¼ mile	Signalized intersections
250 to < 500	½ mile	Signalized and major* unsignalized intersections
500 to < 1,000	1 mile	Signalized and major* unsignalized intersections
1,000 +	1 to 2 miles	Signalized and major* unsignalized intersections

\*Major unsignalized intersections typically occur when a local roadway, with connectivity to multiple other local roadways serving a larger area, intersect a collector or arterial roadway.

( Ord. No. 2017-05-01, 5-1-2017 )

Sec. 8-54. - Trip generation.

The number of site-specific trips generated by the proposed development shall be determined using the methodologies within the latest version of the ITE "Trip Generation Manual" and the ITE "Trip Generation Handbook". In some cases, the ITE Trip Generation Manual and ITE Trip Generation Handbook may not apply and should be used with caution, as the development's size may be out of the range of the data points used to calculate the trip generation rates, or there is a small sample size. In these cases, the applicant must contact the city to determine how the trip generation should be developed. In most cases, local data for a similar land use may be utilized.

( Ord. No. 2017-05-01, 5-1-2017 )

Sec. 8-55. - Content and methodology.

- (a) This section identifies the typical content and methodology to be included within a TIA; however it is not a comprehensive list and additional tasks or analysis may be required as determined during the scoping meeting or subsequent discussion/analysis.
- (b) A TIA shall include the following: description of the existing conditions, site location, description of the proposed conditions, traffic data collection information, trip generation information, capacity analysis and results, mitigation measures, cost estimates for the mitigation measures, the methodology and assumptions, and a conclusion summarizing the findings and recommendations within the TIA. The report shall also include, at a minimum, the following exhibits: site location, detailed site plan showing the proposed driveway(s) and operations, traffic volumes for each analysis condition, and the trip assignment and distribution of site generated traffic volumes.
- (c) A capacity analysis of the study intersections shall be completed as part of the TIA. The time period of the analysis is based on the characteristics of the development and may include the a.m. and p.m. peak period of the development, a.m. and p.m. peak period of the adjacent street, or a weekend peak period. Multiple analysis periods may be selected. The years to be included in the capacity analysis are the current year, opening year of the development, and five years after the opening year of the development. Each analysis year should include both the no-build condition and build condition.
- (d) The no-build condition is defined as the traffic volumes and operations anticipated to occur without the development's site traffic. The build condition incorporates site specific traffic anticipated to be generated by the proposed development into the no-build conditions. The capacity analysis shall be completed using the latest version of the software programs Synchro, PTV Vistro, or an approved alternative.
- (e) A growth rate must be determined and applied to existing traffic volumes to develop future year(s) traffic volumes. The adjusted volumes should be used in conducting the no-build conditions capacity analysis. The growth rate is typically developed based on historical trends and must be approved by the city.
- (f) The capacity analysis results should indicate the overall intersection level of service (LOS) and delay values at the signalized intersections. At unsignalized intersections, the stop controlled approach(s) LOS and delay values should be shown.
- (g) A queuing analysis at the site driveways and study intersections should be included within the TIA. The purpose of the queuing analysis is to determine if the queue is anticipated to intrude or "spillover" into adjacent through lanes. The 95th percentile queue length should be utilized to determine if spillover is anticipated to occur.
- (h) The proposed driveway(s) must follow the city's spacing requirements. The TIA should confirm that these requirements are met and a sight distance analysis should be completed for all proposed driveways, if required. The sight distance analysis shall be based on the latest version of "A Policy on Geometric Design of Highways and Streets" by the American Association of State Highway and Transportation Officials (AASHTO).
- (i) If required, a roadway capacity analysis should be completed for roadways within the study area. The roadway capacity analysis should follow procedures and methodologies outlined in the latest version of the "Highway Capacity Manual" by the Transportation Research Board.

( Ord. No. 2017-05-01, 5-1-2017 )

Sec. 8-56. - Mitigation measures and roughly proportionate determination.

- (a) Mitigation measures shall be recommended if adverse impact to the surrounding roadway network is anticipated. An adverse impact occurs when the LOS is anticipated to fall below LOS C. If the no-build condition's LOS is D, E, or F, the delay value must not increase by more than ten percent. If the delay value increases by more than ten percent, mitigation measures shall be recommended. The mitigation measures shall improve the level of service to a similar LOS as the no-build conditions, i.e., LOS C or within ten percent of the delay value. Traffic signal re-timing is not considered an acceptable mitigation measure unless required for geometric changes to an intersection or as approved by the city.
- (b) In some circumstances, an intersection is "built-out." An intersection is typically considered "built-out" when the number of through lanes is consistent with the ultimate configuration of the roadway and include dual left turn lanes and a dedicated right turn lane on all approaches. If an intersection is considered "built-out," mitigation measures are not "feasible." The city will determine if the mitigation measures are feasible or not. If no mitigation measures are feasible to improve the level of service to a similar LOS as the no-build conditions, this information should be stated within the TIA.
- (c) A roughly proportionate determination must be completed according to the City of Castle Hill's standards and methodology, which shall follow the standards and methodology selected by the city staff and/or engineer, and which may be the standards and methodology for the City of San Antonio. A roughly proportionate determination is to establish if the proposed mitigation measures are reasonable and appropriate for the development.

( Ord. No. 2017-05-01, 5-1-2017 )

#### Sec. 8-57. - Submittal and review

- (a) All TIAs shall be prepared by an engineer licensed by the Texas Board of Professional Engineers and be submitted to the city for review. The submittal must include one hard copy of the document and a USB flash drive or CD containing a pdf of the TIA and all supporting electronic analysis files such as Synchro or PTV Vistro files. The document shall include either an interim seal or a final seal and signature of the engineer.
- (b) The city will review the submittal and provide any comments, if needed. If review comments are provided, the applicant must address the comments and resubmit for a secondary review. A secondary review will be performed and there may be additional comments based on that review. This process will continue until all concerns of the city staff have been satisfied. Furthermore, the TIA must be a factor to be considered by the architectural review committee for projects referred to it. The TIA cannot be submitted to the architectural review committee until all concerns of the city staff have been satisfied.
- (c) The approved TIA is valid for five years unless land uses or densities of the development differ from those assumed in the TIA. If land use(s) or densities of the development change, the TIA must be resubmitted for approval.

( Ord. No. 2017-05-01, 5-1-2017 )

#### Sec. 8-58. - Public and private schools.

All new public and private schools shall follow the practices recommended in the latest version of the "Traffic Operations and Safety at Schools: Recommended Guidelines" prepared by the Texas Department of Transportation Research and Technology Implementation Office in cooperation with the Texas Department of Transportation, the U.S. Department of Transportation, and the Federal Highway Administration.

( Ord. No. 2017-05-01, 5-1-2017 )

Sec. 8-59. - Written recommendations of committee.

After hearing, the architectural review committee shall make a written report of recommendations with supporting findings to the city council for each project heard by the committee. These reports shall be signed by the committee chairperson and kept on file in the office of the city manager.

( Ord. No. 2017-03-14, 3-14-2017 ; Ord. No. 2017-05-01, 5-1-2017 )

**Note**— Renumbered from § 8-52 by Ord. No. 2017-05-01, adopted May 1, 2017.

Sec. 8-60. - Final review by city council.

Upon receipt of the written report of recommendations with supporting findings from the architectural review committee, the city council will review such report and either refer the report to the building official to begin the building permitting process, with or without modification, or refer the report back to the architectural review committee for further evaluation as specifically required by the city council with a request for a supplemental report. This process shall continue until the city council is satisfied and the building permitting process is allowed to begin. Once authorized to proceed by the city council, the building official may accept any applications for building permits which are consistent with the city council's instructions to proceed. However, approval of the designed project by the city council does not waive any requirements the applicant has under any other law, including but not limited to the city's adopted building, electrical, plumbing and maintenance codes.

( Ord. No. 2017-03-14, 3-14-2017 ; Ord. No. 2017-05-01, 5-1-2017 )

**Note**— Renumbered from § 8-53 by Ord. No. 2017-05-01, adopted May 1, 2017.

Secs. 8-61—8-80. - Reserved.

### ARTICLE III. - CONDUCT OF CONSTRUCTION

Sec. 8-81. - Construction days and hours restricted.

(a) Work activity, including, but not limited to, erection, excavation, demolition, exterior alterations or repairs on any building or structure, and commercial landscaping, is restricted to the hours of 7:00 a.m. to 8:00 a.m. for work preparation activities, 8:00 a.m. to 5:00 p.m. for actual work activities and 5:00 p.m. to 6:00 p.m. for work cleanup activities and vacation of the site, Monday through Friday (except city holidays which may occur during the work week). Except as authorized per subpart (c) of this section, work activity is prohibited during other hours Monday through Friday.

(b) Work activity, including, but not limited to, erection, excavation, demolition, exterior alterations or repairs on any building or structure and commercial landscaping, is restricted to the hours of 8:00 a.m. to 9:00 a.m. for work preparation activities, 9:00 a.m. to 4:00 p.m. for actual work activities and 4:00 p.m. to 5:00 p.m. for work cleanup activities and vacation of the site on Saturdays. Except as authorized per subpart (c) of this section, work activity is prohibited during other hours on Saturday and on Sundays.

(c) The city manager is authorized to permit work activity for extended hours and on weekends and holidays for work that cannot be performed during the allowed hours and days of construction due to

unusual circumstances that might be detrimental to the property, or for work that would, if delayed, be or create a hazard to public health and safety.

(d) Work performed by the homeowner or business owner without contracted labor or contracted assistance, interior painting and exterior painting performed by a contractor, work performed in an enclosed building by a contractor, and landscaping related activities on residential properties or non-residential properties more than 75 feet from a residential property performed by a contractor (excluding earth moving and structural improvements, which are subject to the work activity limitation) are exempt from the time restrictions of this section.

(e) This section does not affect any other prohibitions found elsewhere in this Code, such as the prohibition against the creation of noise nuisances.

(Code 1995, § 5.206; Ord. No. 1019, 4-14-2009; Ord. No. 2021-04-13)

Sec. 8-82. - Construction debris management; temporary waste disposal units.

(a) Definitions. For the purpose of this section, the term "temporary trash, garbage receptacle" or "roll-off construction dumpster" means a facility that is designed and used to dispose of materials that are typically removed from the property of a customer and left onsite for some temporary time period.

(b) Permit required; fee. No temporary trash, garbage receptacle, roll-off construction dumpster, or other similar units shall be placed on a business or residential lot in the city for more than 48 hours without having first obtained a permit for such placement from the city manager or his designee and payment of a permit fee in the amount provided in the city fee schedule.

(c) Placement of temporary disposal units. No temporary trash, garbage receptacle, roll-off construction dumpster or other similar units shall be placed in the city right-of-way at any time.

(d) Duration of use limited. The onsite placement and use of a temporary roll-off construction dumpster is limited to the length of a valid building permit issued by the city for construction at any business or residential lot in the city. If it is determined by the building official that a construction permit shall not apply to the work being performed (i.e., cabinets, counter tops, finish work, general cleanup of premises, etc.), the temporary roll-off construction dumpster permit is valid for not more than 60 days.

(e) Disposal of debris. The contents placed in a disposal unit shall not be allowed at any time to overflow or fill to a capacity that a current of air may cause debris to exit the dumpster. No contents shall be placed adjacent to or outside of the disposal unit at any time.

(Code 1995, § 5.207; Ord. No. 1033, 10-13-2009; Ord. No. 2021-04-13)

Sec. 8-83. - Chemical toilets; required.

(a) It shall be unlawful for any property owner, builder, contractor, or other person to commence the construction of any residence, commercial building, or other structure in the city of valuation according to the application for a building permit in excess of \$1,500.00 unless there is installed by such person, for the use of workers working upon such construction, a chemical toilet which shall include a sealed receptacle of at least 45-gallon capacity, unless plumbing facilities are already installed on the premises and available to such workers.

(b) Chemical toilets shall be placed on each job before work commences, and the building permits hereafter issued shall so state. Chemical toilets shall be cleaned and serviced once each week. These requirements are to be rigidly enforced by the building inspector, who shall determine on each job that the toilet is a sealed chemical toilet of the capacity here required, and that it is serviced and cleaned as herein required.

(c) In the event that construction of more than one residence, building, or other structure is being carried on in the same vicinity, it shall not be necessary for such a chemical toilet to be provided for each such residence, building, or other structure under construction, provided that such a chemical toilet available to the workmen on every such construction work is situated within 300 feet of each structure under construction.

(Code 1982, §§ 5.601, 5.601.1; Code 1995, §§ 5.601, 5.601.1; Ord. No. 107, 10-17-1960; Ord. No. 2021-04-13)

Secs. 8-84—8-108. – Reserved

#### ARTICLE IV. - BUILDING AND PROPERTY MAINTENANCE CODES

##### DIVISION 1. – GENERALLY

Sec. 8-109. - Building code adopted.

(a) The International Building Code, 2015 edition, as published by the International Code Council, as the same may hereafter be amended, a true and correct copy which is on file and available in the city administrative office, is hereby adopted as the city building code. Such code is adopted in its entirety insofar as it may pertain to the city with the exceptions set forth in this article.

(Code 1995, § 5.101; Ord. No. 950, 8-9-2005; Ord. No. 1094, 3-13-2012; Ord. No. 2015-03-10, 3-10-2015; Ord. No. 2021-04-13)

Sec. 8-110. - Residential code adopted.

(a) The International Residential Code, 2015 edition, as published by the International Code Council, as the same may hereafter be amended, a true and correct copy which is on file and available in the city administrative office, is hereby adopted as the city residential code. Such code is adopted in its entirety insofar as it may pertain to the city with the exceptions set forth in this article.

(Code 1995, § 5.101.1; Ord. No. 951, 8-9-2005; Ord. No. 1094, 3-13-2012; Ord. No. 2015-03-10, 3-10-2015; Ord. No. 2021-04-13)

Sec. 8-111. - Energy conservation code adopted.

(a) The International Energy Conservation Code, 2015 edition, as published by the International Code Council, as the same may hereafter be amended, a true and correct copy of which is on file and available to the public in the city administrative office and is hereby referred to for all purposes and

incorporated herein by reference, is hereby adopted as the city energy conservation code. Such code is adopted in its entirety insofar as it may pertain to the city with the exceptions set forth in this article.

(Code 1995, § 5.101.2; Ord. No. 911, 3-12-2002 Ord. No. 1094, 3-13-2012; Ord. No. 2015-03-10, 3-10-2015; Ord. No. 2021-04-13)

Sec. 8-112. - Property maintenance code adopted.

The International Property Maintenance Code, 2015 edition, as published by the International Code Council, a copy of which is on file in the office of the city administrative office, is hereby adopted as the city property maintenance code. Such code is adopted in its entirety insofar as it may pertain to the city except to the extent that it conflicts with provisions specifically set forth in this chapter.

(Ord. No. 1086, 8-14-2012; Ord. No. 2015-03-10, 3-10-2015; Ord. No. 2021-04-13)

Sec. 8-113. - Fuel gas code adopted.

The International Fuel Gas Code, 2012 edition, as published by the International Code Council, as the same may hereafter be amended, a true and correct copy of which is on file and available to the public in the city administrative office and is hereby referred to for all purposes and incorporated herein for reference, is hereby adopted as the applicable fuel gas code of the city. Such code is adopted in its entirety insofar as it may pertain to the city except to the extent that it conflicts with provisions specifically set forth in this chapter.

(Ord. No. 1094, 3-13-2012; Ord. No. 2021-04-13)

Secs. 8-114—8-143. - Reserved.

## DIVISION 2. - WOODEN ROOF REPLACEMENT

Sec. 8-144. - Wooden roofs prohibited.

(a) Regardless of any provisions of the applicable adopted code or of any other provisions of this code, all wooden roofs whatsoever (including wooden shingle or wooden shake roofs) are absolutely prohibited. All roofing materials shall be certified noncombustible in accordance with the highest prevailing current standards in the building materials market.

(b) The fire chief and fire marshal shall be required to approve every type of roofing material used hereafter prior to its use and the city manager and the building inspector shall maintain an approved list of roofing materials, which list shall annually be updated.

(c) No existing wooden or wooden shingle or shake roof can hereafter be replaced, but all such roofs, when re-roofed, shall be re-roofed in strict accord with the provisions hereof. Only minor repairs to existing wood roofs can be made with wooden shingles or shakes. If more than 30 percent of the roof surface needs to be replaced with new materials, it shall be completely re-roofed with approved noncombustible materials.

(Code 1982, § 5.103; Code 1995, § 5.103; Ord. No. 2021-04-13)

Sec. 8-145. - Inspections and permit required.

No wooden roof whatever shall be replaced or repaired in whole or in part (except as to ten percent of the roof area as determined in the sole judgment of the inspector and except in case of emergency or roof leaks and then excepting only 30 percent of the roof area) until the owner shall first have such roof inspected by the city building inspector and a written permit is first issued by the city describing the work permitted to be done and materials allowed. Such permits shall not be issued more than once every 12 months except in emergency cases. The decision of the city building inspector as to whether an emergency exists shall be final.

(Code 1982, § 5.104; Code 1995, § 5.104; Ord. No. 2021-04-13)

Secs. 8-146—8-165. - Reserved.

## ARTICLE V. - ELECTRICAL CODE

### DIVISION 1. - GENERALLY

Sec. 8-166. - Electrical code adopted.

The National Electrical Code, 2014 edition, as published by the International Code Council, as the same may hereafter be amended, a true and correct copy of which is on file and available to the public in the city administrative office and is hereby referred to for all purposes and incorporated herein for reference, is hereby adopted as the applicable electrical code of the city.

(Ord. No. 1094, 3-13-2012; Ord. No. 2015-03-10, 3-10-2015; Ord. No. 2021-04-13)

Secs. 8-167—8-194. - Reserved.

## ARTICLE VI. - PLUMBING CODE

### DIVISION 1. - GENERALLY

Sec. 8-195. - Plumbing code adopted.

The International Plumbing Code, 2015 edition, as published by the International Code Council, as the same may hereafter be amended, a true and correct copy of which is on file and available to the public in the city administrative office and is hereby referred to for all purposes and incorporated herein for reference, is hereby adopted as the applicable plumbing code of the city. Such code is adopted in its entirety insofar as it may pertain to the city with the exceptions set forth in this article, if any.

(Ord. No. 1094, 3-13-2012; Ord. No. 2015-03-10, 3-10-2015; Ord. No. 2021-04-13)

Secs. 8-196—8-209. - Reserved.

### DIVISION 2. - PLUMBING SYSTEMS, FACILITIES AND FIXTURES

Sec. 8-210. - Septic tanks to be regulated by county.



The design, inspection, registration, and permit issuance for septic tanks and on-site sewer facilities within the city is a function of the county. The owner of property within the city limits on which an on-site sewer facility or septic system is located shall comply with all county requirements with regard to on-site sewer facilities and septic systems located in the city limits, including, without limitation, all design, inspection, registration, permit, and other requirements set out in Orders of the Commissioners Court of Bexar County, Texas, and in any regulations, rules, or policies promulgated by Bexar County Commissioners Court or any county agency or department. The city authorizes the county officials authorized by the county to enforce within the city the provisions of this section.

(Code 1982, § 18.501; Code 1995, § 18.501; Ord. No. 1084, § 1, 6-12-2012; Ord. No. 2021-04-13)

Sec. 8-211. - Lawn sprinkler systems.

(a) A plumbing permit shall be required before any lawn sprinkler system shall be installed anywhere in the city. An application shall be made on a form or in the form prescribed by the building official and shall be accompanied by a permit fee in the amount provided in the city fee schedule and a plat or drawing showing the plan of installation and giving all specifications and showing the direction or directions of spray of each nozzle. Installation shall comply strictly with the approved plan.

(b) A permit under this section shall not be issued unless the plans therefor are such as to keep water from being sprinkled or sprayed directly into any city street. It is unlawful to operate any lawn sprinkling or sprinkler system which directly sprays any quantity of water into any city street.

(c) Lawn sprinkler systems shall be equipped with a backflow prevention device located as near as possible to the water meter or, with the building official's approval, within three feet of the main supply line to the residence. Backflow prevention devices shall be of a type acceptable to the plumbing inspector and may include, but are not limited to, double check valves, reduced pressure devices and vacuum breakers.

(Code 1982, §§ 30.301—30.303; Code 1995, § 30.303; Ord. No. 2021-04-13)

Secs. 8-212—8-231. - Reserved.

## ARTICLE VII. - MECHANICAL CODE

### DIVISION 1. - GENERALLY

Sec. 8-232. - Mechanical code adopted.

The International Mechanical Code, 2015 edition, as published by the International Code Council, as the same may hereafter be amended, a true and correct copy of which is on file and available to the public in the city administrative office and is hereby referred to for all purposes and incorporated herein for reference, is hereby adopted as the applicable mechanical code of the city. Such code is adopted in its entirety insofar as it may pertain to the city with the exceptions set forth in this article, if any.

(Ord. No. 1094, 3-13-2012; Ord. No. 2015-03-10, 3-10-2015; Ord. No. 2021-04-13)

Secs. 8-233—8-258. - Reserved.

## ARTICLE VIII. - ABANDONED BUILDINGS

Sec. 8-259. - Penalties.

Each violation of the provisions of this article shall be punished by a fine of not less than \$25.00 or more than \$1,000.00 and each day such violation continues shall be a separate offense.

(Code 1982, § 5.804; Code 1995, § 5.804; Ord. No. 2021-04-13)

Sec. 8-260. - Definitions.

For the purpose of this article, the term "abandoned building" means a building that is unoccupied and unsecured or secured by boarding or other similar means, or unsafe and a threat to public health and safety, or in violation of city building and technical codes. A building is not abandoned if there is a valid building permit for its repair, rehabilitation or construction and the owner or his agent complete the repair, rehabilitation or construction in a timely manner. Further, a building is not abandoned if it complies with all city building and technical codes, does not contribute to area blight, and is ready for occupancy or actively offered for sale, lease or rent.

(Code 1982, § 5.806; Code 1995, § 5.806; Ord. No. 2021-04-13)

Sec. 8-261. - Demolition required.

All abandoned buildings shall be completely demolished and all of the resulting debris completely removed by the owner within 120 days of its abandonment or within 60 days of the date of mailing of a written notice from the city building official to the owner or his agent to do so.

(Code 1982, § 5.801; Code 1995, § 5.801; Ord. No. 2021-04-13)

Sec. 8-262. - Permit required; application; fee.

No existing residential structure shall be demolished, in whole or in part, unless a permit for such demolition shall have first been issued for such work. Such permit shall be issued after application therefor, demonstrating compliance with the building code, and any other codes and ordinances, and paying the fee therefor in the amount provided in the city fee schedule.

(Code 1982, § 5.802; Code 1995, § 5.802; Ord. No. 877, 2-8-2000; Ord. No. 2021-04-13)

Sec. 8-263. - Demolition permit does not approve new construction.

(a) Seeking to demolish or remove, in whole or in part, an existing structure is not a step in seeking to develop, build or construct something new and different under this chapter. Approval and issuance of a demolition permit does not constitute, represent or imply any approval by the city for any future intended use or permit. No representation or agreement as to such future uses of any property on the demolition site are authorized, by any city official or employee since such approval can only be obtained upon proper application and official action, including approval by the city council.

(b) The form for application for a demolition permit shall bear this notice: The approval of a demolition permit for any project does not constitute any representation or approval by the city for any future intended use or project, and the owner or applicant may not rely on any representation or agreement by

any city official or employee, prior to final official approval on a future application for a permit or for a zoning change or amendment.

(Code 1982, § 5.802; Code 1995, § 5.802; Ord. No. 877, 2-8-2000; Ord. No. 2021-04-13)

Sec. 8-264. - Restoration of site.

After demolition and removal of debris, the site shall be restored as nearly as possible to its natural state.

(Code 1982, § 5.803; Code 1995, § 5.803; Ord. No. 2021-04-13)

Sec. 8-265. - Nuisance; abatement.

Every abandoned building is declared to be a public nuisance and a menace to the public health, safety, and welfare. The city manager is authorized to abate such nuisances when, in his judgment, they represent an immediate danger to the public. The cost of such abatement shall be borne by the owner of the property.

(Code 1982, § 5.805; Code 1995, § 5.805; Ord. No. 2021-04-13)

Secs. 8-266 — 8-279. - Reserved.

#### ARTICLE IX. - MOVING OF BUILDINGS

Sec. 8-280. - Permit required.

No person shall hereafter move or transport any house, building, or other structure into, or through, the city upon, or over, any public street or highway within the city, unless such person shall have first obtained a permit for such movement or transportation in accordance with the provisions of this chapter.

(Code 1982, § 25.1101; Code 1995, § 25.1101; Ord. No. 26, 9-2-1954; Ord. No. 2021-04-13)

Sec. 8-281. - Requirements.

A permit to move or transport a house, building, or other structure into, or through, the city, or upon or over any public street or highway within the city, shall be granted by the police chief, provided that the person desiring so to move or transport a house, building or other structure shall fulfill the following conditions:

(1) Application for such permit shall be made in writing and shall be delivered to the police chief not less than ten days prior to the proposed date of the movement or transportation for which such application is made.

(2) The application shall fully describe the construction, area, and dimension of the house, building, or other structure proposed to be moved or transported, and shall fully describe the vehicle proposed to be used to furnish the motive power for such movement or transportation, the route proposed to be followed into and through the city, and shall state whether such movement or transportation is to terminate at some location within the city, and if so, shall further describe the location at which such movement or transportation is proposed to be terminated, and where such house, building, or other structure is proposed to be located.

(3) The application shall be accompanied by a permit fee and public property damage deposit in the amount provided in the city fee schedule. The deposit shall be returned to the applicant upon completion of the proposed movement and transportation, less the amount of any damage done to public property in the city as the result of such movement and transportation.

(4) In the event of an application to move or transport a house, building, or other structure to a location within the city, a permit therefor shall not be granted until and unless a building permit has been obtained by the applicant from the building inspector of the city. Before a building permit is granted, the building inspector shall inspect the house, building, or other structure proposed to be located in the city and shall issue a building permit to the owner thereof, provided that such house, building, or other structure will, at the place in the city at which it is to be located, conform to all applicable provisions of this code. The application for a building permit shall be accompanied by a building permit fee and an inspection fee in the amount provided in the city fee schedule.

(5) The moving permit issued pursuant to this article shall designate the date and hour at which such movement or transportation is authorized and the route which shall be used within the city.

(Code 1982, § 25.1101.1; Code 1995, § 25.1101.1; Ord. No. 26, 9-2-1954; Ord. No. 2021-04-13)

#### Sec. 8-282. - Escort.

Any movement or transportation of a house, building, or other structure into, or through, the city, or upon any public street or highway in the city, shall be made in conformity to the terms of the permit therefor, and upon arrival of such house, building, or other structure at the city limits, the person or persons in charge of such movement or transportation shall there await the escort of a police officer of the city, and shall carry out such movement or transportation under the escort and direction of such police officer.

(Code 1982, § 25.1102; Code 1995, § 25.1102; Ord. No. 26, 9-2-1954; Ord. No. 2021-4-13)

#### Sec. 8-283. - Improper moving.

It shall be the duty of any police officer of the city who may observe a house, building, or other structure being moved or transported into, or through, the city without a permit having been obtained therefor, or in violation of the provisions of a permit, to escort the same to the city limits of the city at the same point at which it entered the city.

(Code 1982, § 25.1102.1; Code 1995, § 25.1102.1; Ord. No. 26, 9-2-1954; Ord. No. 2021-04-13)

Secs. 8-284—8-299. - Reserved.

### ARTICLE XII. - TEMPORARY PORTABLE STORAGE UNITS

#### Sec. 8-300. - Definitions.

For the purpose of this article, the term "temporary portable storage units" means storage facilities which are designed and used to store tangible personal property within an enclosed structure and which is typically delivered to the property of a customer and left onsite for some temporary time period. The term

"temporary portable storage units" does not include trash and garbage receptacles or dumpsters ordinarily used for the storage of garbage or construction debris.

(Code 1995, § 30.501; Ord. No. 2021-04-13)

Sec. 8-301. - Permit required; fee.

No temporary portable storage unit shall be placed on a business or residential lot in the city for more than 24 hours without having first obtained a permit for such placement from the city manager or his designee. The fee for such permit shall be as set forth in the city fee schedule.

(Code 1995, § 30.502; Ord. No. 2021-04-13)

Sec. 8-302. - Duration of use limited.

The on-site placement and use of temporary portable storage units is limited to 45 days per calendar year on any business or residential lot in the city.

(Code 1995, § 30.503; Ord. No. 1026, 8-11-2009; Ord. No. 2021-04-13)

Secs. 8-303—8-319. - Reserved.

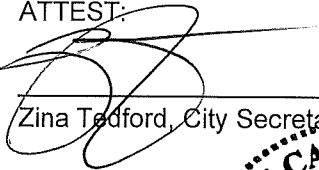
Section 3. The City Manager shall arrange for publication of the caption of this ordinance in the official newspaper of the city for two days.

Section 4. This ordinance shall be effective on passage and adoption.

PASSED AND ADOPTED on the 13th day of April, 2021.

  
JR TREVINO, Mayor

ATTEST:

  
Zina Tedford, City Secretary

