

CITY OF LAVON, COLLIN COUNTY TEXAS

ORDINANCE NO: 2006-06-01

Minimum Construction Standards

AN ORDINANCE OF THE CITY OF LAVON, COLLIN COUNTY, TEXAS PROVIDING FOR THE MINIMUM CONSTRUCTION STANDARDS; REPEALING CITY ORDINANCE 2003-08-02; PROVIDING A PENALTY NOT TO EXCEED TWO THOUSAND DOLLARS (\$2000.00) FOR EACH OFFENSE, AND PROVIDING SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Lavon has been presented with concerns by citizens regarding minimum construction standards in the City of Lavon;

WHEREAS, the City Council has given due and diligent thought to this concern; and

WHEREAS, the City Council believes it is in the best interest for the City of Lavon, its citizens and visitors to establish minimum construction standards within the City of Lavon.

NOW THEREFORE:

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAVON, COLLIN COUNTY, TEXAS:

SECTION 1. DEFINITIONS

- A) All definitions contained within this ordinance are for the purpose of this ordinance only and shall have no impact on any other rule, law or ordinance unless referenced directly within said rule, law or ordinance.
- B) **AUTHORIZED AGENT OF THE CITY OF LAVON** – shall mean the City Building Inspector, City Engineer, City Public Infrastructure Inspector, City Fire Marshal, City Marshal or their designee.
- C) **BUILDING CODES** - shall mean any and all regulations, ordinances, Texas State laws, Directives or Orders recognized by the City of Lavon or given by an authorized agent of the City of Lavon.

- D) Masonry – shall include Brick, Stone or stucco and specifically excludes concrete, cinderblock or cementuous fiber board.

SECTION 2. MINIMUM CONSTRUCTION STANDARDS

A) Commercial Parking Lots

- 1) All commercial parking lots and commercial driveways within the City of Lavon shall be constructed of concrete and must meet criteria as set forth in the adopted building codes.

B) Residential Driveways

- 1) Residential Driveways within the City of Lavon shall be concrete within the right of way and shall conform to the minimum driveway standards diagram attached (Attachment 1 “Residential Driveway Ramp”).
- 2) Residential Driveways within the City of Lavon, on lots of less than 1 acre, shall be shall be concrete within private property areas outside of the right of way. Each driveway shall be straight and centered on the garage door, except for side entry garages.
- 3) Residential Driveways within the City of Lavon, on lots of 1 acre or more, shall be shall be either concrete or asphalt within private property areas outside of the right of way.

C) Residential Buildings – Exterior walls

- 1) All residential buildings shall be constructed of at least seventy five percent (75%) masonry or covered with at least seventy five percent (75%) masonry on vertical surfaces, excluding widows, doors and other normal openings.

D) Commercial Buildings - Exterior walls

- 1) All Commercial buildings shall be constructed of at least ninety five percent (95%) masonry or covered with at least ninety five percent (95%) masonry on vertical surfaces, excluding widows, doors and other normal openings.

E) Industrial Buildings - Exterior walls

- 1) All Industrial buildings shall be constructed of at least one hundred percent (100%) masonry or covered with at least one hundred percent (100%) masonry on vertical surfaces, excluding widows, doors and other normal openings on any side of the building that faces a public street or roadway.

SECTION 3. REPEALING ORDINANCE 2003-08-02

- A) This ordinance shall repeal in act and effect the previously passed ordinance 2003-08-02.

SECTION 4. VARIANCE REQUESTS

- A) All requests for variance shall be submitted in writing detailing the section and sentence to be varied, the exact change requested and supporting argument, detailing the hardship necessitating the variance.
- B) All variance requests shall be reviewed by an authorized agent of the City of Laxon at the requestor's expense prior to submission to the City Council.

SECTION 5. FINES AND FEES

- A) Any person violating any portion of this Ordinance shall be deemed guilty of a Class "C" misdemeanor and upon conviction be punishable by a fine of not more than two thousand dollars (\$2000.00).
- B) Each act shall constitute a separate violation under this Ordinance and shall result in a separate fine.
- C) Each day any worksite remains in violation of any section shall be a separate violation of this Ordinance and shall result in a separate fine

SECTION 6. SEVERABILITY

It is hereby declared by the City Council of the City of Laxon that if any of the sections, paragraphs, sentences, clauses or phrases of this ordinance shall be declared unconstitutional or otherwise illegal by the valid judgement or decree of any court of competent jurisdiction, such event shall not effect any remaining sections, paragraphs, sentences, clauses or phrases of this ordinance.

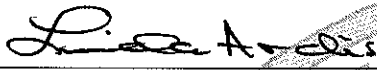
SECTION 7. EFFECTIVE DATE

This ordinance shall be in full force and effect from and after its passage and publication and it is so ordained.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF LAVON, COLLIN COUNTY, TEXAS ON THIS 6th DAY OF JUNE, 2006.


The Honorable Jim Abright, Mayor

Attest:


Linda Ardis, City Secretary

