

**CITY OF OAK RIDGE**  
**KAUFMAN COUNTY, TEXAS**

**ORDINANCE NO. 2-09**  
**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 Council of the City of Oak Ridge in Kaufman County, Texas, has determined that it is necessary to regulate new construction within the City limits of the City of Oak Ridge, and**

**Whereas, it is the obligation of this Council to protect the health, welfare and property of the inhabitants of this City.**

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

**Section I.**

The following regulations will apply to new construction within the City limits of the City of Oak Ridge.

**Section II.**

**A. New Construction Regulations**

Any single family dwelling constructed in the City of Oak Ridge, Texas on or after March 6, 2008, 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, 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.

#### **Section IV.**

##### Enforcement

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 V.**

All ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

#### **Section VI.**

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 25<sup>th</sup> day of June 2009.

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ROY W. PERKINS, Mayor

ATTEST:

seal

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JAN SHEDD, City Secretary