NO. 2022 - 452

AN ORDINANCE BY THE CITY COUNCIL OF CITY OF PANORAMA VILLAGE, TEXAS AMENDING A PLANNING AND ZONING ORDINANCE; INCORPORATING ALL THE AMENDMENTS TO ORDINANCE 2019-427, BY INCLUDING CONSTRUCTION SITE STORMWATER AND EROSION CONTROLS; PROVIDING DEFINITIONS; PROVIDING FOR PLANNING AND ZONING COMMISSION AND PRESCRIBING ITS DUTIES; PROVIDING FOR CITY BUILDING INSPECTOR; DEFINING ZONES AND DESIGNATING SUBDIVISION SECTIONS LOCATED THEREIN, TYPE OF DWELLING AND MINIMUM SQUARE FEET IN MAIN BUILDINGS; PROVIDING FOR COMMERCIAL ZONES; PROVIDING FOR OFFICIAL ZONING MAP; PROVIDING REGULATIONS FOR LAND USAGE; PROVIDING GENERAL CONSTRUCTION RULES AND REGULATIONS, INCLUDING SUBMISSION OF PLANS FOR IMPROVEMENTS; PROVIDING CONSTRUCTION SITE STORMWATER AND EROSION CONTROLS; BUILDING PERMITS REQUIRED, NON-TRANSFER OF PERMITS, COMPLETION TIME AND BUILDING PERMITS VOID, AND POSTING PERMIT ON SITE; BUILDING MUST CONFORM TO ZONE REQUIREMENTS AND MINIMUM YARDS, SPACES AND LOT AREA REQUIREMENTS FOR ANY BUILDING HEREAFTER ERECTED; NO PRIVATE WELLS PERMITTED; NO FENCES PERMITTED IN CERTAIN AREAS; NO SUBDIVIDING OF LOTS; NO NOXIOUS OR OFFENSIVE TRADES OR ACTIVITIES PERMITTED; NO WOOD SHINGLES; REGULATING ELECTRICAL WORK, PLUMBING, HEATING AND AIR CONDITIONING WORK, HAZARDOUS SYSTEMS, AND UTILITY CONNECTIONS; CLEARANCE OF BUILDINGS FROM LOT LINES; BUILDING SETBACK EXCEPTIONS FOR HALLMARK OF PANORAMA VILLAGE; PROVIDING FOR DETACHED BUILDINGS AND LOTS HAVING LESS AREA THAN REQUIRED; PAVED OFF-STREET PARKING; DRAINAGE AND INSTALLATION OF DRIVEWAYS; PROVIDING FOR FAMILY ZONE REGULATIONS, ONE FAMILY DWELLING, ACCESSORY BUILDINGS, PRIVATE GARAGE, LOCATION OF IMPROVEMENTS ON LOTS, ONE MAIN BUILDING PER LOT, CONSTRUCTION IN CERTAIN ZONED SECTIONS, DISPLAY SIGNS, NON-USE OF CITY STREETS FOR DUMPING, NO USE OF OUT BUILDINGS FOR RESIDENCE; PROVIDING FOR FRONTAGE ON CERTAIN LOTS; PROVIDING FOR STRUCTURE INSPECTIONS IN ACCORDANCE WITH THE ADOPTED INTERNATIONAL CODE COUNCIL SERIES; PROVIDING FEE AND PERMIT SCHEDULE; GRANTING PERMIT FOR SPECIAL USE; PROVIDING APPEAL TO CITY COUNCIL ON DECISIONS OF PLANNING AND ZONING COMMISSION; PROVIDING FOR ENFORCEMENT AND COMPLIANCE; PROVIDING PENALTY UP TO $500; PROVIDING FOR APPEAL TO CITY COUNCIL; REPEALING ORDINANCE 2019-427; AND ALL OTHER ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT; PROVIDING FOR SAVINGS AND SEVERABILITY CLAUSE; PROVIDING AN OPEN MEETING CLAUSE; AND AN EFFECTIVE DATE AFTER PUBLICATION.

WHEREAS, it has been determined by the City Council that there is a need for the revision by the City Planning and Zoning Ordinance No. 2019-427, dated

November 4, 2019 providing for a Planning and Zoning Commission in Panorama Village, Texas, and it is now deemed advisable to consolidate the original ordinance and the amendments into this recompiled and simplified ordinance; and

WHEREAS, on September 6, 2022, a public hearing was held by City Council to hear public comments regarding the changes to the Ordinance; and

WHEREAS, the City Council as a general-law municipality has exclusive control over the highways, streets, and alleys of the City pursuant to Section 311.002 and Section 311.003 of the Texas Transportation Code; and

WHEREAS, the rules and regulations hereinafter established and adopted are a lawful exercise of the police powers of the City of Panorama Village, as established by law, and are promulgated for the purpose of affording uniformity of operation and development, freedom from discrimination, and to promote the general welfare of the City and the inhabitants thereof by:

1. Considering the character of the area and its suitability for particular uses.

2. Conserving and enhancing the value of existing buildings and developments.

3. Encouraging the most appropriate use of open lots and undeveloped land in the City.

THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PANORAMA VILLAGE, TEXAS:

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I.
DEFINITIONS

"**Accessory Building**" means all permanent and portable buildings that will be used for storage, pool houses, greenhouses, playhouses, tree houses, and similar types of buildings.

"**Application**" means the written application for a City Building Permit filed with the City Planning & Zoning Commission.

"**Building Inspector**" means the individual duly appointed and authorized by the City to inspect and approve all structures constructed within the City.

"**Buildings**" shall mean any structure or addition thereto designed for habitation for people or animals, or for shelter of property.

"**Certificate of Occupancy**" refers to written authorization of the Commission to permit the owner of a residence to occupy the building upon its completion in accordance with the provisions of this Ordinance.

"**City**" means the City of Panorama Village, Texas.

"**City Council**" means the City Council of the City of Panorama Village, Texas.

"**City limits**" means the legal boundary limits of the City of Panorama Village, Texas.

"**Clearance**" means a building line established by the City Council to secure uniformity of appearance in the streets and along the fairways of the City.

"Commercial" or "**Commercial Use**" refers to an occupation, employment, or enterprise carried on by an owner, lessee or licensee.

"**Commission**" means the duly appointed Planning and Zoning Commission for the City of Panorama Village, Texas.

"**Construction**" means the process of creating or building a new structure, or repairing or improving an existing structure.

"**Dwelling**" means any building used for residential purposes, including house, residence, townhouse, and apartment.

"**Fairway**" means a strip of land known as golf fairway of the Village Golf Club located adjacent to recorded lots in the City.

"**Fence**" means any man-made materials, underground invisible electric line, or landscaping used to control ingress or egress to a parcel of land.

"**Modifications**" means a valuable addition made to a lot or structure within the City.

"**Inoperable Vehicular Equipment**" means vehicular equipment that is incapable of being moved or activated under its own power within 24 hours.

"**Major Appliance**" means any appliance that requires 220-volt electric service.

"**Manufactured Mobile Home**" refers to any pre-fabricated house or part of a house designed to be moved, or constructed with prefabricated sections on-site, including a mobile home or trailer.

"**Nuisance**" means any act, occupation or structure that unreasonably annoys and disturbs another in the lawful possession and use of his property, or endangers life or health.

"**Open Storage**" means storage of item outside of a structure.

"**Patio Home**" means a single-family dwelling that is constructed on or near the lot lines.

"**Permittee**" means the person or entity that has been issued a Building Permit by the City.

"**Person**" means a person, company or other legal entity.

"Recreational Vehicle" means a motor home, motorized dwelling, boat, jet ski, boat trailer, travel trailer, utility trailer, livestock trailer, pop-up tent trailer, self-contained pickup camper, and the like.

"**Single Family Dwelling**" means a living unit of multiple rooms for the use of one or more persons as a single housekeeping unit with space for eating, living and sleeping, with a single space with provisions for cooking, a single utility connection for water, wastewater, gas and electricity, and within which there are no solid partitions without access door (or doors) into the adjoining area.

"**Structure**" means any construction, or any piece of work artificially built up or composed of parts joined together, including buildings, fence, slabs, swimming/wading pools, portable buildings, greenhouses, building alterations, building additions, garages and carports.

"**Townhouses**" means a single-family dwelling of one to three stories that is connected to a similar house by a common sidewall.

"Vehicular Equipment" means cars, trucks, motorcycles, motor homes, and trailers of any design.

"**Unused Vehicular Equipment**" means vehicular equipment that has not been removed from the property for a period of one week.

"**Zone**" means a division within the City into districts to which certain structural regulations are imposed in accordance with a comprehensive plan.

"**Zoning Map**" refers to the official zoning map of the City of Panorama Village, Texas, which delineates the various zones within the City.

II.
PLANNING AND ZONING COMMISSION

1. PLANNING AND ZONING COMMISSION. There is hereby created a Planning and Zoning Commission ("Commission") which shall consist of a chairperson and two (2) members, to be appointed by the Mayor and approved by the City Council. Any vacancies shall be filled in the same manner as provided for in the original appointments.

2. QUALIFICATIONS. Each Commission Member shall be a resident, taxpayer, and qualified voter of the City of Panorama Village

3. DUTIES. The Commission, with Council approval, shall establish reasonable rules and regulations covering the use of land and the construction of structures in accordance with this Ordinance.

III.
CITY BUILDING INSPECTOR

1. CITY BUILDING INSPECTOR. There is hereby created a position of City Building Inspector who shall report to the Planning and Zoning Commission. The position will be filled by appointment of the Mayor and approved by the City Council. A designee approved by the City Council may serve in the absence of the Building Inspector.

2. QUALIFICATIONS. The City Building Inspector and his/her approved designees may be non-residents of the City so long as they are otherwise qualified to conduct building inspections for the City. The City Building Inspector shall be required to hold a certification as a B1 Residential Building Inspector from the International Code Council (or equivalent, as approved by the City Council)

3. DUTIES. The City Building Inspector or his/her approved designees shall be responsible for inspection of all structures which require the issuance of a permit to insure they are constructed in accordance with the plans approved by the Commission and to enforce the terms of this Ordinance.

IV.
CITY ZONING

1. ZONE ALLOCATION. The City of Panorama Village is hereby divided into twenty-one (21) zones and restricted as to type of land usage to be placed therein and minimum square feet for improvements. The location and boundaries of the Zones will be shown on the Official Zoning Map of the City of Panorama Village, and said Map, together with all notations, references, and other information shown shall be on file with the City Secretary. This Zoning Map will be maintained by the City Secretary and updated by the City Council.

ZONE	NAME	VOL.*	PAGE*	TYPE OF LAND USE	REQ. SQ. FT.	NOTES
1	Greenbriar Sec. 1	7	178	Single Family	2500	
2	Greenbriar Sec. 2	7	413	Single Family	2500	
3	Indian Creek	7	183	Single Family	1500	
4	Quail Creek, Sec. 1	7	329	Single Family	2000	
5	Quail Creek, Sec. 2	7	433	Single Family	2000	
6	Thunderbird	7	233	Single Family	1500	See Note 3 below
7	Wingedfoot Sec. 1	7	277	Single Family	3000	
8	Wingedfoot Sec. 2	7	413	Single Family	3000	
9	Cherry Hills	7	423	Single Family	2000	
10	Hiwon, Sec. 1	8	29	Single Family	2100	
11	Hiwon, Sec. 2	8	31	Single Family	2100	
12	Hiwon, Sec 3	8	32	Single Family	2100	
13	Westchester			Single Family	2000	See Note 1 below
14	Apple Valley	9	3	Single Family	1500	Zero Lot Lines - 5-ft. BL One Side

15	Hallmark See Exceptions on page 21, Section VII 4.			Single Family	2000 1500	Fairway Lots Off Fairway Lots - Zero Lot Line
16	Panorama Country House Settlement	11	66	Condominium Townhomes	1000	Single Family
17	Not Assigned			Commercial	N/A	Commercial Use Only
18	Not Assigned					
19	Parkside of Panorama	66		Single Family	1400	Zero Lot Lines - 5-ft. BL One Side
A.	Westchester Business Area			Commercial	See Ordinance 80-14	
B.	Parkside Business Area			Commercial	See Ordinance 80-14	
Note 1.	There will be no open storage of motor homes, travel trailers, boats, trailers or other such items in this zone. All storage of such items must be enclosed in a structure compatible with the house.					
Note 2.	Calculation of Square Footage: In calculating the structure area requirements in Zones 1 through 21, only the heated and/or air-conditioned spaces of the main structure will be used in the calculation.					
Note 3.	Exception to residential zoning for a Montgomery County Hospital District ambulance/emergency medical service station only at Lot 184 at 1808 League Line Road					
Note 4.	Commercial zoning will be subject to the Montgomery County Subdivision Rules and Regulations, City-adopted building codes, and other reasonable rules and regulations consistent with the size and use of the property being used for commercial purposes.					

** Recorded in Map Records of the County Clerk of Montgomery County, Texas*

The above listed "Required Square Footage" is the preferred area of the home. Depending on lot size and surrounding home size, the City Council has the right to grant variances to builders for homes with lesser living areas.

V.
LAND USAGE

1. USE OF LAND. No lot shall have on it a recreational vehicle, tent, shack or outbuilding. No unfinished structure or recreational vehicle may be used as a residence. (See RV Ordinance No. 2008-318, as amended, for additional information regarding parking of recreational vehicles). All factory manufactured homes, prefabricated homes, and mobile homes are prohibited within the City. No land shall be used except for a purpose permitted in the Zone in which it is located.

Open storage on any land, vacant or improved, within the City of any trash, debris, boxes, crates, containers (other than residential type garbage cans), empty or otherwise, inoperable vehicles or unused vehicular equipment, structures, construction materials, devices, or contrivances of any nature or kind whatsoever which is not necessary to or customarily found in a restricted neighborhood of single family residential units shall be deemed a violation of this Ordinance.

2. NO DRILLING AND MINING OPERATIONS.

   a. Private Water Wells Prohibited. No private water wells are permitted to be dug, drilled or operated within the City.

   b. Drilling, Quarrying, Mining, and Prospecting Prohibited. No drilling, refining, quarrying, mining or prospecting for oil, gas, or other minerals of any kind shall be permitted within the City.

3. SINGLE FAMILY DWELLINGS. There shall be only one single family dwelling per lot within the applicable zone. It shall be unlawful, after the original construction of a single-family dwelling, to make any alterations and/or additions thereto which would convert its use to other than its original purpose. The regulations and uses for Townhouses and Patio Homes shall be the same as for Single Family Dwellings; except that units with a common wall, composed of two or more family units shall have a two (2) hour rated masonry fire wall between each unit extending at least twelve (12) inches above the roof ridge.

4. HOME BUSINESSES. Home businesses will be allowed in a single-family dwelling if such business meets the following requirements:

   a. Only members of the immediate family (spouses, sons, and/or daughters) are employees of such business.

   b. The business is not outwardly noticeable from the exterior.

   c. No advertising of the business is located on the dwelling, in the windows of the dwelling, or on the lot on which the dwelling is located

   d. There is no advertising of the business within the City.

   e. No noxious or offensive trades or activities shall be conducted in any dwelling or on any lot which will cause a nuisance or be offensive to residents of reasonable and ordinary sensitivities.

   f. Every group home business that provides assisted living or nursing care in a dwelling in the City shall notify the City Secretary of its operation in the interest of preserving the health and safety of its

residents. All such facilities must remain in compliance with all state and federal laws regulating such facilities.

5. ACCESSORY BUILDINGS. The site location of all Accessory Buildings must be approved by the Planning and Zoning Commission. All Accessory Buildings must be located no closer than three (3) feet from the side or rear property line of the lot on which they are being located and no closer than twenty (20) feet back from the front of the residence. Any Accessory Building that will encroach on the building set back lines of the lot on which it is be located MUST have written approval in the form of a variance to the Planning and Zoning Ordnance issued by the City Council. Buildings customarily constructed adjacent to a single-family dwelling must be approved in writing by the Commission. No occupation or business may be operated from an Accessory Building.

   a. Golf Course Lots. On golf course lots, there shall be no Accessory Buildings and greenhouses, aboveground swimming pools, pool houses or other such structures erected between the back of the residence and the back-property line. Gazebos and hot tubs will be permitted as long as they are located on the lot and not closer than ten (10) feet from the back-property line. On golf course lots, construction of Accessory Buildings and greenhouses may be constructed between the residence and the side property lines as long as they do not extend past the back of the house or the front of the house. Construction materials must be similar to the materials used in the main residence construction.

   b. Interior Lots. On interior lots, an Accessory Building may be constructed as long as the building does not extend past the front of residence. The construction materials must be similar to the construction materials of the main residence.

6. FREE STANDING GARAGE. A free-standing garage with or without storerooms and/or utilities shall be permitted as an Accessory Building, provided that the garage conforms to the lot line restrictions of the respective Zone and is built of materials in conformity with the principal residential building. All free-standing garages must be built and used in conjunction with a main residential structure.

7. LOCATION OF IMPROVEMENTS ON LOTS. All improvements shall be constructed on the lot facing the street. Structures on corner lots shall front to the smallest side of the lot which is adjacent to a street.

8. ONE MAIN BUILDING PER LOT. There shall be no more than one (1) main building per lot.

9. OFF-STREET PARKING SPACES PER FAMILY UNIT. A minimum of two off-street parking spaces shall be provided for each family unit.

10. NON-USE FOR DUMPING. No lot (developed or undeveloped) or City street shall be used or maintained as a dumping ground for rubbish, trash, garbage or any other waste. During structure construction, the owner/builder/contractor shall maintain an adequate-sized container for disposal of all construction materials. Domestic waste shall be kept in a sanitary container for the storage and disposal of household waste material.

11. PARKING.

a) The City Council shall have the right to establish "No Parking" zones on streets within Panorama Village, Texas.

b) It shall be unlawful for any operator to park a vehicle in the street at any location in Panorama Village, Texas, with **the following exceptions**:

i. Temporary parking on City streets is permitted at a residence only for delivery trucks, landscaping vehicles and trailers, and moving vans or moving trucks so long as they (1) do not block vehicular traffic on a City street and (2) they only remain on the City street until the work has been reasonably completed at the residence.

ii. Temporary parking is authorized where designated on City streets in Westchester and Parkside of Panorama up to 24 hours Monday through Friday or 48 hours Saturday through Sunday.

c) Parking on an unpaved or grassy surfaces on the fronts yard or side yards of residences or lots is prohibited. Vehicles may be parked on paved areas of lots where the paved areas are intended for off-street vehicular parking.

12. COMMERCIAL USE.

a. All plats must comply with the Montgomery County, Texas Subdivision Rules and Regulations.

b. All commercial structures must comply with all city-adopted International Building Codes and the National Electric Code.

c. No noxious or offensive trades or activities shall be conducted in any structure or on any tract which will cause a nuisance or be offensive to residents of reasonable and ordinary sensitivities.

VI.
CONSTRUCTION RULES AND REGULATIONS

1. CONSTRUCTION PLANS REQUIRE APPROVAL.

a. All plans for construction, improvements, and additions to be made on any of the lots or residences located within the City of Panorama Village must be approved by the Commission and a permit may be issued. At the discretion of the Commission, fees will be waived on some permits which

do not affect the structural integrity of the residence. Each project will be issued a permit sign showing the permit number. A Fifteen Dollar ($15.00) deposit will be charged for this sign and will be refunded at the completion of the project. No clearing of a building lot, removal of trees (except for dead trees), lot leveling or building pad installation may occur without a Building Permit or the written approval of the Planning and Zoning Commission. CAVEAT: The Commission's approval of plans is *not* a certification of the designs or materials.

b. All plans and construction must comply with the following adopted International Code Council Code Series which newest editions shall be automatically adopted when authorized by City Council. Each component of the Code Series shall be considered to be included in this approval.

2017 National Electric Code® as published by the National Fire Protection Association

2018 International Residential Code ® (for 1 & 2 Family Dwellings only) and Appendixes A, B, C, D, G, H, K, N, O and P

2018 International Building Code ® (for all other residential and commercial construction)

2018 International Fire Code ®

2018 International Mechanical Code ®

2018 International Plumbing Code ® and Appendixes C, D, and E

2018 International Fuel Gas Code ®

2018 International Energy Conservation Code ®

2018 International Swimming Pool & Spa Code ®

2018 International Property Maintenance Code ®

2018 International Existing Building Code ®

2018 International Performance Code ® and Appendixes A, B, C, D, and E

2. IMPROVEMENTS REQUIRING COMMISSION APPROVAL. The following will require a permit application and Commission approval:

a. New houses

b. Townhouses

c. Patio Homes

d. Condominiums

e. All Commercial Construction

f. House Renovation/Alteration involving plumbing, sewer line, or exterior house covering/siding/roofing.

g. House Additions

h. Swimming Pools, Hot Tubs, Spas, In-ground Wading Pools

i. Patios

j. Sprinkler Systems

k. Slabs, Sidewalks and Driveways

l. Fences

m. Carports

n. Free Standing Garages

o. Greenhouses

p. Accessory Buildings

q. Storm Drainage Construction

r. Permanently Installed generators

s. Electrical modifications in accordance with the National Electrical Code, to include breaker boxes

t. All gas lines and gas line modifications

3. PLAN PRESENTATION. Plans along with a Permit Application are to be submitted to the Commission for approval. The Commission shall review the proposed package and give its written approval, conditional approval, or disapproval within thirty (30) days after the date of submission.

   a. Plans may be submitted to the Commission on A, B, C, or D- size drawings depending on the type of project.

   b. New residential and commercial structures must be submitted on D-size drawings and include a Plot Plan, a Foundation Plan, a Floor Plan, a Framing Plan, a Front Elevation Plan, a Back-Elevation Plan, Side Elevation Plan, and a Drainage Plan.

4. PLOT PLAN. This plan must show the location of the proposed structure with respect to the lot lines and set back lines. Lot and first level elevations must be shown on this plan. All elevations must be referenced to the centerline of the street or streets adjacent to the lot shown on the plot plan. Plot plans must be reviewed, sealed, signed and dated by a registered Texas Land Surveyor. All seals and signatures on documents and drawings must be originals. See City Ordinance 2009-324 for FEMA flood plain data.

5. FOUNDATION PLAN. This plan must include the location, with respect to the structure floor plans, of all grade beams and piers (if required). Tops of foundations must be designed so that the top of the first floor level of the structure will be a minimum of eight inches (8") above the adjacent finish ground level at any point around the perimeter of the slab. This plan must also include the location and

specifications of all reinforcing steel and concrete. All foundation plans must be reviewed, signed and sealed by a Texas Registered Professional Engineer. All seals and signatures on documents and drawings must be originals.

6. FLOOR PLAN. This plan must include room dimensions, electrical fixture and wiring schematic, air conditioning duct schematic, and gas pipe schematic.

7. ELEVATION PLANS. These plans must show the appearance of the front, side and back of the structure to be constructed. These plans must indicate the construction material for the exterior wall of the structure and the exterior dimensions of the structure.

8. DRAINAGE PLANS. See City Ordinance 2009-324, as amended, Flood Damage Prevention Ordinance, which provides flood plain management regulations, as prescribed by Federal and State law.

Drainage Plan. A drainage plan must be submitted to and approved in writing by the Commission prior to the construction of any residence or driveway. All drainage plans must show the lot address, elevations of the lot corners and house first level corners relative to the centerline of the street in the front of the house. Lot drainage must also be indicated on this plan. All drainage must be directed away from the slab at a slope of six inches (6") in ten (10) feet where possible. All foundations must be a minimum of twelve inches (12") above the 100-year flood plain. All lot drainage shall not be harmful, destructive or a nuisance to the adjacent lots. Driveways shall permit the free flow of water in roadside ditches. Where possible all drainage must flow toward the street. All drainage plans must be reviewed, signed and sealed by a Texas Registered Professional Engineer. All seals and signatures on documents and drawings must be the originals.

Gutters. In some cases, gutters may be required on structures, in which case the downspouts and underground drain conduits must be installed so as to direct the flow of runoff toward the streets. Requirement for gutters will be determined at the time of plan approval.

Culverts Any and all culverts or conduits installed in street ditches must ensure proper drainage as approved by the Commission, must extend the entire width of the driveway or be at least ten feet (10') in length, and must be kept clean.

a. Culverts. All culverts must end in a concrete headwall with driveway curbs and inlet/outlet flow directors. Culvert material may be concrete or HDPE. See Detail 101-A.9 found at Appendix "B" attached to this Ordinance
b. Non-Culvert Driveways. Driveways with no culvert installed must not impede the flow of water in roadside ditches. The driveway should either

have a dip that allows the flow of water, or a cut bridged by a metal grating that allows the flow of water.

c. Lots with type A, B or AB drainage. These type lots must have drainage that does not cause an adverse effect on adjacent lots. Drainage must follow existing drainage flow lines through adjacent properties. Retaining wall(s) may be required to control drainage runoff.

9. LANDSCAPE SPRINKLER SYSTEMS PLAN. New landscape sprinkler system plans must be signed, sealed and dated by a Registered Texas Sprinkler System Designer, a Texas Registered Professional Engineer, a TCEQ licensed landscape irrigator, or a TSBPE Master Plumber. All signatures and seals must be originals.

a. System must have a testable backflow preventer, and test results must be provided to the City upon installation.

b. System must have a shut-off valve to provide separation of house service and sprinkler line.

c. System must have a rain sensor with automatic shutoff during periods of precipitation.

d. System must be inspected by a designated City inspector.

e. Once the new landscape sprinkler system has been approved and placed in operation, modifications or additions to the system may be made without a permit, provided the back-flow preventer meets the requirements of both the City and State.

10. FENCE PLAN. Fence plans must be submitted for approval by the Commission. No fences shall be erected from the front or side of a residence towards the street or from a residence towards the fairway of the golf course, except as noted below. No vacant lot may be fenced. No fences shall be erected on City streets or drainage easements.

a. Swimming Pool Fences: Fences must be erected around swimming pools for safety concerns according to the City's adopted International codes. Swimming pool fences on the Golf Course must also adhere to the fence guidelines outlined below in section b.

b. Golf Course Lots: Residences of lots adjacent to the golf course may erect fences constructed of black wrought iron or black finished aluminum which replicates black wrought iron in appearance. All fences MUST have smooth top rails with NO finials or pickets extending above the top rail. Fences shall be forty-eight inches (48") high. The openings in the fence shall be no greater than 4 (four) inches or less than 3 (three) inches. The lower twelve inches (12") of the fence may have black mesh installed for animal control. Golf course lots may install a decorative black single strand chain fence

along the property lines to prevent golf carts from entering residential golf course lot.

c. Non-Golf Course Lots: Residences that are not adjacent to the golf course may have fences in their back and side yards.

d. Fence Materials for non-Golf Course Lots: Materials for construction of fences must be cedar, pine, vinyl, decorative iron/steel, or other similar material. No woven wire, barb wire, or other similar material may be used as fencing. Chain link fencing is permissible except when facing the golf course.

e. Invisible Fence: Invisible fences must not extend beyond the lot property lines and must be approved by the Commission.

f. Present Fences on Golf Course Residences that presently have fences on the golf course will be grandfathered and not required to upgrade their fence.

11. BUILDING MUST CONFORM TO ZONE REQUIREMENTS. All buildings shall conform to the regulations of the Zone in which they are located. Any deviations from the Zone requirements must be reviewed by the Commission and approved by the City Council.

12. NO SUBDIVIDING OF LOTS. No lots may be subdivided or replatted in whole or in part without the written consent of the City Council.

13. NO NOXIOUS OR OFFENSIVE ACTIVITIES PERMITTED. No noxious or offensive trade or activity that adversely affects the health or safety of the public shall be carried on or upon any lot or tract in the City, nor shall anything be done thereon which may be or become an unreasonable annoyance or nuisance to the neighborhood.

14. ELECTRICAL WORK.

A. Electrical Permit. An electrical permit must be obtained for all new, revised, updated or modified electrical work in the City of Panorama Village in accordance with State of Texas requirements. The permit will be issued either to the homestead owner or a licensed electrical contractor.

B. All electrical work performed within the City shall be installed with materials approved by and in accordance with the provisions currently adopted edition of the International Residential Code Series with the following exceptions and/or additions:

a. Arc-Fault Circuit Interrupters (AFC) must be installed per the applicable section of the International Code Council Series.

b. A Ground Fault Interrupter (GFI) as required by the applicable section of the International Code Council Series must protect all

exterior electrical receptacles and electrical receptacles in kitchens, bathrooms, utility (laundry) rooms, and garages.

c. Every major appliance shall be on a separate circuit, and wire size and branch circuit protection shall be in accordance with the applicable section of the International Code Council Series.

d. Conductors used on any electrical system of any kind shall comply with the applicable section of the International Code Council Series.

e. No service disconnecting means, circuit breaker, or fuse panel shall be installed within a storage or clothes closet within a building unless the working clearance about such equipment shall be as required by the applicable table of the International Code Council Series.

f. All electrical wiring must be inspected prior to the insulation installation.

g. Electric Service Request

i. Temporary Electric Service. The Contractor must erect a temporary pole and appropriate meter box, circuit breaker panel and receptacles on the lot where the structure is being erected if the Contractor wants the local electric utility company to provide electric service during construction. After the temporary electric facilities have been erected and inspected by the City, the City will advise the local electric utility company that the temporary electric facility for the proposed construction site is ready for service. It is the responsibility of the Contractor to apply for service with the local electrical utility. Temporary electric service will be permitted at the construction site only during the initial 6-month construction period allowed by the original permit. Extensions can be granted with Commission approval

ii. Permanent Electric Service. Upon completion of the structure and after all appliances are in place, the Contractor must contact the City and request permanent electric service. The City will inspect the structure and advise the local electric utility that the location is ready for permanent electric service. It is the responsibility of the Owner/Contractor to arrange the electric service installation with the local electric utility.

h. Circuits. All circuits must be identified in the main electrical panel.

15. PLUMBING, HEATING AND AIR CONDITIONING WORK.

a. Plumbing Permit. A plumbing permit must be obtained for all new, revised, updated or modified plumbing, heating and air conditioning in the City of Panorama Village in accordance with State of Texas requirements. The permit will be issued either to the homestead owner or a licensed plumber. Upon project completion, the City will have a licensed plumbing inspector inspect the project.

i. Repair of leaks or malfunctioning parts within the structure of the house will not require a permit.

ii. To obtain a permit, the plumber or homeowner must present a project description in writing and/or drawing to the City for review and approval.

iii. A permit fee will be required as set out in the Fee and Permit Schedule in attached Appendix "A."

iv. All exterior piping is required to be done by a licensed plumber.

b. Plumbing, Heating and Air Conditioning Work. All plumbing, heating and air-conditioning work performed within the City shall be installed with materials approved by and in accordance with the latest edition of the International Residential Code Series and other applicable codes, with the following exceptions and/or additions:

i. No gas-fired water heater shall be installed in any closet, alcove, or attic space unless the clearances from combustible materials as recommended by the manufacturer are maintained; and in no case shall the clearance above the draft diverter of such water heater be less than eighteen (18) inches.

ii. All gas-fired water heaters installed in garages and areas where flammable liquids are stored must be installed so the water heater is a minimum of eighteen (18) inches above the floor or as directed by manufacturer's installation instructions.

iii. All services for natural gas on the customer side of the gas meter shall be installed using black steel pipe or polyethylene pipe with a minimum SDR of 11.5. Plastic pipe will not be permitted above ground or inside a building.

iv. All interior gas piping must conform to the standards of the applicable section of the International Residential Code Series.

v. All gas piping must be tested to a minimum of 10 psi. A pressure gauge with a dial of no less than 4 inches in diameter and a range of no greater than 0 to 20 psi will be used to measure the test pressure.

vi. All interior water piping will be steel, copper, or approved plastic CPVC piping.

vii. All exterior piping must be installed by a licensed plumber.

16. UTILITY CONNECTIONS. It shall be unlawful for any person to apply to a utility company, public or private, which supplies any type of energy system, such as natural gas, LPG, electric, or any other potentially dangerous substance, to connect the service to any structure or other project within the City without first obtaining written confirmation that the construction has been approved by the City.

a. Stand-alone gas supply tanks (propane, butane, etc.) are prohibited within the City, except for use with portable gas grills. The local gas utility provider shall be the sole provider of natural gas services in the City

b. Upon completion of the structure and with all appliances in place, the Owner/Builder/Contractor must contact the City and request gas service. The City will inspect the structure and advise the local gas utility that the location is ready for gas service.

c. It is the responsibility of the Owner/Builder/Contractor to arrange the gas service installation with the local gas provider.

17. HAZARDOUS SYSTEMS. From time to time, other requirements concerning the installation of potentially hazardous systems may be added or amended as a part of this Ordinance, after due notice, will become as effective and enforceable as any previous requirements.

18. PORTABLE TOILETS. All contractors shall be required to provide a portable toilet at each building site which must be located on the lot where construction is occurring.

19. SILT CONTROL. All contractors will be required to install silt control fencing to control water runoff from the lot under construction. The fence must be maintained by the contractor during construction and must not be removed until sod or ground cover has been installed.

20. REFUSE CONTAINERS. All construction refuse materials must be placed in a refuse container during construction and removed from the lot before a Certificate of Occupancy can be issued by the City.

21. PAVED OFF-STREET PARKING. Each dwelling shall have a paved driveway with at least two paved parking spaces and a garage. The design and construction materials of garages must correspond to the design and construction materials of the residence.

22. CONSTRUCTION MATERIALS

a. Exterior walls. Exterior walls of all structures shall be constructed with materials in compliance with the applicable section of the International Residential Code Series, subject to the property's deed restrictions. All freestanding garages or carports must meet the same material requirements as the main structure on the lot. The Commission may waive any masonry requirement if, in its opinion, the masonry restriction would materially affect the design and beauty of the proposed residence.

b. Driveways and Sidewalks. All driveways and sidewalks must be constructed of reinforced concrete or macadam. Concrete shall be a minimum of four (4) inches thick and 3000-pound rating. Macadam shall be a minimum of two (2") inches thick.

i. Concrete Reinforcement. If concrete is the material of construction, the driveway and sidewalk must be reinforced using 3/8" (No. 3) steel reinforcing rods placed on 16" centers, with the rods adjacent to the edges of the structure being 3" from the edge of the driveway. (Reinforcing wire will not be allowed.) Reinforcing rods with be placed on support chairs placing the rods between the top one-half and the top one-third of the driveway thickness.

ii. Expansion Joints. Materials used for expansion joints in concrete driveways, sidewalks and patios must be made of redwood, cedar, pressure treated wood or other material approved by the Commission.

iii. If concrete construction is used, the driveway or sidewalk shall be inspected by a member of the Commission or a designated representative for proper installation reinforcement prior to commencement of the concrete pour.

c. Roofs. Wood shingles may not be used for roofing or siding on either new construction or for the replacement of existing roofs. All roof replacement must be either composition fire retardant materials or approved metal roof material, and all vent pipes must be reinstalled. A carbon monoxide alarm shall be installed and inspected as part of a roof replacement in homes with gas fired appliances.

i. Roof Replacement Permit. A permit must be obtained for all new, revised, updated or modified roofing in the City of Panorama Village in accordance with State of Texas requirements. The permit will be issued to the homestead owner.

ii. Inspection of Roof. Upon project completion, the City will inspect the project. It shall be the responsibility of the homestead owner to arrange for inspection of the completed project.

d. Foundations. All foundations and slabs must be poured reinforced concrete. If the design engineer determines that piers are required for proper slab support, then the pier must be constructed of reinforced concrete.

e. Framing Materials. Materials used for structure framing must be wood or steel.

24. SMOKE ALARMS. All new dwellings must have approved audible smoke alarms installed at or near all sleeping areas.

25. CARBON MONOXIDE. All new dwellings that include gas furnace or hot water heater must have approved carbon monoxide detectors at or near all sleeping areas.

VII.
CONSTRUCTION SITE STORMWATER AND EROSION CONTROLS

1. EROSION AND SEDIMENT CONTROL GUIDELINES FOR CONSTRUCTION SITES.

a. General description of best management practices (BMPs). The responsible party of any construction site within the City shall implement measures necessary to control erosion, sedimentation, debris and storm water pollution. The responsible party is responsible for the maintenance and performance of the temporary control measures until permanent measures are in place. The description must identify the general timing or sequence for implementation of BMPs relevant to each phase of site development such as, before clearing and grading activities begin, during all phases of construction and post-construction/post development. At a minimum, the description must include the following components:

i. Erosion and sediment controls must be designed to retain sediment on-site to the extent practicable with consideration for local topography, soil type and rainfall;

ii. Control measures must be properly selected, installed and maintained according to the manufacturer's or designer's specifications;

iii. Controls must be developed to minimize the off-site transport of sediment, litter, construction debris and construction materials;

iv. Ensuring that existing vegetation is preserved where feasible and that disturbed portions of the site are stabilized as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased. Stabilization measures may include temporary seeding, permanent seeding, mulching, geotextiles, sod stabilization, vegetative buffer strips, protection

of trees, preservation of mature vegetation and other appropriate measures;

2. CONSTRUCTION SITE PLAN REVIEW PROCEDURES. Requirements and standards for site development.

a. Construction sites defined.

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i. Small construction sites include any construction activity that will result in the disturbance (e.g., clearing, grading, excavating, etc.) of one acre and less than five acres of land. Small construction activity also includes the disturbance of less than one acre of total land area that is part of a larger common plan of development or sale if the larger common plan will ultimately disturb equal to or greater than one and less than five acres of land.

ii. Special construction sites include any construction activity that will result in the disturbance (e.g., clearing, grading, excavating, etc.) of 5,000 square feet of land and less than one acre.

b. Site-specific stormwater submittal and planning requirements. General provisions:

i. A site-specific stormwater pollution prevention plan, including erosion and sediment control plan is required for all new development, redevelopment, residential, commercial and industrial developments.

ii. The stormwater pollution prevention plan must be prepared at the time of submission of construction site notice.

iii. The plan must include an erosion and sediment control plan that describes the implementation of best management practices (BMPs), which will be used to reduce the pollutants in stormwater discharges associated with construction and post-development runoff.

iv. A site-specific erosion and sediment control plan is required for all new development, redevelopment, residential, commercial and industrial developments that disturbs 5,000 square feet or more.

v. Implementation of the pollution control measures detailed in the SWP3 and ESCP is required. Inspection of the status of the pollution control measures will be performed by City personnel, during normal construction inspections and at other times when construction activities may be conducted.

vi. These documents may be delivered to the City's Planning and Zoning Commission (P&Z) either in person or by mailing it to:

Planning and Zoning Commission
City of Panorama Village
99 Hiwon Drive
Panorama Village, Texas 77304

vii. A copy of construction site notice (sites one to five acres) must be provided to the City's Commission at least 48 hours prior to any land disturbing activity.

viii. The area of the development will be based upon any or all of the following: platted lots, site plan of the development, phased-in name of the development and/or ownership of the property or, if not platted, based upon the area of the tract owned by the developer, including all contiguous property owned by the same person. Disturbance of a partial area of a tract is not a condition that will cause a change of the category in development size.

c. Stormwater pollution prevention plan requirements (SWP3).

i. Contents of the stormwater pollution prevention plan (SWP3). The SWP3 must include, at a minimum, the information described below:

(1) A site or project description, which includes the following information:

a) A description of the nature of the construction activity;
b) A list of potential pollutants and their sources;
c) A description of the intended schedule or sequence of activities that will disturb soils for major portions of the site;
d) Description of the existing vegetation at the site, including coverage;
e) Data describing the soil or the quality of any discharge from the site;
f) A map showing the general location of the site (e.g., a portion of a city or county map);

(2) A detailed site map indicating the following:

a) Drainage patterns and approximate slopes anticipated after major grading activities;
b) Areas where soil disturbance will occur;
c) Locations of all major structural controls either planned or in place;

d) Locations where temporary or permanent stabilization practices are expected to be used;

e) Surface waters, including wetlands, either at, adjacent to or in close proximity to the site;

f) Locations where stormwater discharges from the site directly to a surface water body or a municipal separate storm sewer system; and

g) Vehicle wash areas.

d. Erosion and sediment control plan requirements. The ESCP shall include the following:

ii. Project name;

iii. Project type (residential, new development or redevelopment, commercial, industrial, road, etc.);

iv. Project location;

v. Drainage plan;

vi. Names and addresses of the developer, owner, surveyor, engineer, contractors, subcontractors and anyone else who will be responsible for project implementation;

vii. Name of the individual responsible for long-term maintenance of the project. This includes a maintenance plan and schedule for all temporary and permanent stormwater practices;

viii. A sequence of construction of the development site, including stripping and clearing; rough grading; construction of utilities, infrastructure and buildings; and final grading and landscaping. Sequencing shall identify the expected date on which clearing will begin, the estimated duration of exposure of cleared areas, areas of clearing, installation of temporary erosion and sediment control measures, dates when stabilization measures are initiated and establishment of permanent vegetation;

ix. All erosion and sediment control measures necessary to meet the objectives of this chapter throughout all phases of construction and after completion of development of the site. Depending upon the complexity of the project, the drafting of intermediate plans may be required at the close of each season;

x. Seeding mixtures and rates, types of sod, method of seedbed preparation, expected seeding dates, type and rate of lime and fertilizer application and kind and quantity of mulching for both temporary and permanent vegetative control measures.

3. CONSTRUCTION PHASE CONTROL MEASURES. The following includes, but is not an exhaustive list of examples of temporary pollution control measures that can be used to control erosion and sedimentation:

i. Structural controls.

(1) Silt fences may be utilized, where necessary, to retain the sediments from disturbed areas within the site and decrease the velocity of sheet flows.

(2) Straw bales may be utilized, where necessary, to retain sediments from disturbed areas within the site and decrease the velocity of sheet flows. Straw bales are particularly useful in paved areas where silt fences cannot be erected.

(3) Stabilized construction entrances shall be designed to reduce the amount of soil tracked off the construction site by vehicles leaving the site. A stabilized construction entrance should be utilized, if necessary, to control tracking. The responsible party shall ensure that vehicles entering and leaving the construction site use the stabilized construction entrance. The owner or operator of a vehicle entering or leaving a construction site may not track soil off the construction site.

(4) Vegetative buffer strips, of appropriate size, should be maintained, where necessary and practical, to aid in reducing the velocity of stormwater and in trapping sediments in the stormwater leaving the site. A vegetative buffer will usually suffice as a structural control until final stabilization is accomplished.

(5) Inlet protection barriers must be installed around all inlets until the area immediately surrounding the inlet is paved or stabilized.

ii. Waste controls. Waste disposal must be accompanied in a manner so that no solid wastes, including building materials, hazardous substances, oil or packaging leave the site, except for disposal at an appropriate, approved solid waste management facility, in conformance with the Texas Solid Waste Disposal Act. To the extent practicable, no solid waste, including personal waste, building materials, hazardous substances or oil may be allowed to enter the City's municipal separate storm sewer system, the City's streets or the navigable waters of the United States. Building materials include, but are not limited to, uncovered stockpiles of soil, sand, dry cement, lumber, bricks, packaging or other products used in construction. The general contractor and/or builder, who are issued the building permit, are responsible for the conduct of all

subcontractors with regards to disposal of wastes generated by the construction activities at the site.

iii. Best management practices (BPMs). Soil stockpiles must be stabilized or covered at the end of each workday.

iv. Dust control. Reasonable measures shall be taken to control dust, particulate matter and windblown debris.

v. Hazardous material storage. Chemicals, paints, solvents, fertilizers and other toxic materials must be stored in waterproof containers. Except during applications, the contents must be kept in trucks or in storage facilities. Runoff containing such materials shall be collected, removed from the site and disposed of at an approved solid waste or chemical disposal facility.

vi. Concrete trucks. The responsible party may not allow the owner or operator of a concrete truck to wash out or discharge surplus concrete or drum wash water at a construction site, unless the surplus concrete or drum wash water in concrete trucks is discharged at a facility on the construction site that will retain all concrete wash waters or leachates, including any wash waters or leachates mixed with stormwater. Concrete wash waters and leachates may not be allowed to enter the municipal separate storm sewer system, City streets, the waters of the United States or groundwaters.

vii. General good housekeeping measures. Providing general good housekeeping measures to prevent and contain spills of stucco and paints, solvents, fuels, septic waste, concrete washout, and other hazardous chemicals and pollutants associated with construction, and to ensure proper cleanup and disposal of any such spills in compliance with state, federal and local requirements.

4. INSPECTION OF CONTROLS. The City shall make inspections as hereinafter required and either shall approve that portion of the work completed or shall notify the permittee wherein the work fails to comply with the SWP3 and/or erosion and sediment control plan as approved. Plans for grading, stripping, excavating and filling work bearing the stamp of approval of the City, shall be maintained at the site during the progress of the work. To obtain inspections, the permittee shall notify the director at least two working days before the following:

a. Start of construction and installation of erosion and sediment control measures (all applicable BMPs).

b. Completion of final construction (final stabilization).
   i. The contractor or responsible party shall inspect all pollution control measures every seven days (on a specifically defined day) and within 24 hours following a rainfall of five-tenths inches or greater at the site and maintain a record of each inspection.
   ii. Stabilized areas shall be inspected once every 30 days.

5. POST-CONSTRUCTION CONTROL MEASURES. On areas that undergo new development or redevelopment, site construction resulting in the disturbance of one acre or more total land area, post-construction control measures in the form of structural and/or nonstructural practices are required. A description of any measures that will be installed during the construction process to control pollutants in stormwater discharges that may occur after construction operations have been completed must be included in the SWP3 and/or ESCP. Structural controls shall be put into place to address post construction runoff from new or redeveloped sites including but not limited to inlet marking or stenciling, wet ponds for 5 or more acres, and native vegetation as necessary.

VIII.
LOT SETBACK LINES

1. ALL MAIN DWELLINGS. All main dwellings and garages must have the following clearances from lot lines:

   a . Front – Twenty-Five (25) Feet

   b. Rear – Twenty (20) Feet

   c. Fairway – Twenty (20) Feet

   d. Sides except Corner Lots – Five (5) Feet

   e. Sides -Corner Lots – Fifteen (15) Feet on Street Side

   Lots that have a frontage length of sixty-five (65) feet or less may have a clearance between the building and side lot lines of seven and one half (7 1/2) feet except corner lots which must have fifteen (15) feet, on the side street side of the lot.

2. LOTS HAVING LESS AREA THAN REQUIRED. These regulations shall not prohibit the erection of a dwelling on a lot having less area, width, and/or depth than herein required, which existed upon the effective date of this Ordinance, with approval of the Commission. For any structure that cannot meet the area requirement set out in Section IV, Paragraph 1, plans must be submitted for the

structure to the Commission for forwarding to the City Council, with recommendations for the Council's approval of a variance to this Ordinance.

3. EXCEPTION. Zero lot lines are permitted in Apple Valley (Zone 14), Hallmark (Zone 15) and Parkside (Zone 19)

4. EXCEPTION TO HALLMARK OF PANORAMA VILLAGE

This exception applies only to Lots 1 through 5, Section 1; Lots 1 and 2, Section 2; Lots 1 through 6, Section 3; Lots 1 through 31, Section 4 as shown on Partial Replat No.2 HALLMARK of Panorama Village, Texas as recorded at the Montgomery County Clerk Office on March 19, 2007 located in Cabinet "Z" Sheets 691-692 .

ALL MAIN DWELLINGS. All main dwellings and garages must have the following clearances from lot lines:

a. FRONT CLEARANCE – 25 feet for Lots 1 through 5 Section 1; Lots 1 & 2, Section 2; Lots 1 through 6, Section 3; Lots 1 through 24 and Lots 29 and 30; Section 4
b. FRONT CLEARANCE – 15 feet for Lots 25 through 28, Section 4
c. REAR – 10 feet All lots
d. SIDES – 5 feet All lots

5. EXCEPTION TO HALLMARK OF PANORAMA VILLAGE

This exception applies only to Lots 1 through 3, Section 1 as shown on Partial Replat No.3 HALLMARK of Panorama Village, Texas as recorded at the Montgomery County Clerk Office on March 19, 2007 located in Cabinet "Z" Sheet 693.

ALL MAIN DWELLINGS. All main dwellings and garages must have the following clearances from lot lines:

a. FRONT CLEARANCE – 13 feet for Lots 1 through 3 Section 1
b. REAR CLEARANCE – 10 feet All Lots
c. SIDE CLEARANCE – 5 feet All Lots

6. COMMERCIAL STRUCTURES. All commercial structures must have the following setbacks from the property lines:

a. FRONT CLEARANCE—25 feet
b. REAR CLEARANCE—10 feet
c. SIDE CLEARANCE—10 feet

IX.
STRUCTURE INSPECTIONS

1. REQUIRED INSPECTIONS. All permits require certain inspections. Below are the required inspections. After an Owner/Builder/Contractor requests a project inspection, the City Building Inspector or his designee will make the requested inspection within forty-eight (48) hours. Should additional inspections be required, the Owner/Builder/Contractor will be accessed a fee as set out in the Fee and Permit Schedule found in Appendix "A" of this Ordinance, for each additional inspection until the original requested inspection is satisfactory.

2. NEW HOMES, PATIO HOMES, TOWNHOUSES, CONDOS, COMMERCIAL CONSTRUCTION, HOME MODIFICATIONS.

   All contractors, builders and owners will be required to have their houses, buildings and other improvement projects inspected by a City Building Inspector or his/her designee. All costs for such inspections will be at the contractor, builder, or owner's expense in accordance with the City's Fee and Permit Schedule found in Appendix "A" to this Ordinance. All inspections will be completed using the adopted International Code Council Code Series as adopted by the City and any additions or modification shown in the City of Panorama Planning and Zoning Ordinance, as amended.

   a. Foundation Inspection. This inspection verifies the location of the structure with respect to building lines.
   b. Slab Inspection. This inspection must be completed prior to the placement of concrete within the foundation forms. Verification of steel placement, elevation, and slab thickness will occur at this inspection.
   c. Wall Bracing Inspection. This inspection confirms proper bracing per engineer design or ICC building code prior to installing cladding.
   d. Combination Frame/MEP Rough (Cover-up) Inspection. This inspection is completed when all electrical, plumbing, and air conditioning rough-in are complete and prior to the placement of insulation or dry wall
   e. Utility Inspection. This inspection must be done prior to the connection of sewer and water connections.
   f. Driveway and Sidewalk Inspection. This inspection must be completed prior to placement of concrete or macadam in the driveway or sidewalk. All drainage culverts and steel reinforcement must be complete prior to this inspection, with the exception of a cut bridged by metal grating type flow method.
   g. Final Inspection. This inspection will be completed when the structure is ready for occupancy. If the structure passes this inspection a Certificate of Occupancy will be issued.
   h. No structure is considered complete until the final inspection as required by the permit is completed or, in the case of a residence, a Certificate of Occupancy is issued to the owner/builder.

3. GAZEBOS, PATIOS, POOLS, PORCHES, AND ACCESSORY BUILDINGS.

   a. Foundation Inspection. This inspection involves location of the structure with respect to the lot property lines and type of foundation.

   b. Accessory Buildings. Accessory Buildings will be inspected with regard to location with respect to property line and compatibility of materials of construction with respect to the adjacent residence.

4. SPRINKLER SYSTEMS. A final inspection is required to verify the installation of the back-flow protection device and a rain sensor.

5. FENCES. All fences must be inspected upon completion of installation.

6. SWIMMING POOLS. All swimming pools must be inspected and installed per the International Swimming Pool and Spa Code.

X.
FEES

1. FEES. All residential and commercial fees are incorporated into the Fee and Permit Schedule attached hereto as Appendix "A," which may be amended from time to time.

2. REFUNDS. No portion of the permit fee will be refunded after the construction permit is issued.

3. GENERAL. No construction permit will be issued until all fees are paid in full.

XI.
PERMIT ISSUANCE

After all the above requirements are completed and the Commission has approved all documents, the Planning & Zoning Secretary will be advised to collect the required fees and issue a construction permit. Permits proposed to be issued containing any conditional performance, stipulations, directions, or requirements not contained in the application submitted to the Commission and not described in this Ordinance shall constitute a variance to this Ordinance and must be approved by the City Council.

XII.
ENFORCEMENT

1. ENFORCEMENT BY BUILDING INSPECTOR. This Ordinance shall be administered and enforced by the City Building Inspector or his designee. Certain inspections will be made during the progress of the construction as designated by the Commission in accordance with the building codes. A list of these required

inspections will be issued with the Building Permit, must be posted on the site, and will be initialed by the Building Inspector or his designee when inspections are made. It shall be the duty of the Owner/Builder/Contractor to call for the various inspections as the construction progresses, and no additional work is to be done until each of these inspections has been made and approved at its proper time. The Building Inspector may make other unannounced inspections as the project progresses. These inspections shall not interfere with the progress of the project.

2. RIGHT TO ENTER PREMISES. The Building Inspector or his duly authorized designee shall have the right to enter any premises at any reasonable time to inspect sites or buildings, so as to insure compliance with the provisions of this Ordinance.

3. STOP WORK NOTICE IN WRITING. The Building Inspector or his designee may, by written notice to the Owner/Builder/Contractor, stop any work or construction which is in violation of the provisions of this Ordinance. Such construction shall not proceed until it is authorized by the Building Inspector or his designee.

4. CIVIL ACTION. The City Council may bring a civil action for the enforcement of this Ordinance as authorized by the Texas Local Government Code.

XIII.
COMPLIANCE

1. FAILURE TO COMPLY. Failure to comply with the provisions of this Ordinance will be considered an offense subject to the penalty provisions in Section XVI of this Ordinance. No Certificate of Occupancy or Building Permit for any future construction within the City will be issued to such violator until all inspections have passed, and all permit fees and all penalties assessed have been paid in full. Fees for all sewer and water taps are to be paid at the time the Building Permit is issued, and no portion of such fee is refundable.

2. COMPLETION TIME. The completion time for all buildings shall be 180 calendar days from the date of the Building Permit.

3. EXTENSIONS. A thirty (30) day permit extension may be granted after a proper application is submitted to and approved by the Commission. All such extension requests must be accompanied by a One Hundred Dollar ($100.00) per month permit extension fee, which is not refundable. The maximum number of permit extensions at One Hundred Dollars and 00/100 Dollars ($100.00) per extension will be three (3), after which time the cost of the extension will increase to Five Hundred and 00/100 Dollars ($500.00) per month.

4. NON-TRANSFER OF PERMITS. A Building Permit is not transferable or assignable without the written consent of the Commission.

5. PERMITS VOID. All permits and permit extensions shall be void after the expiration date set out therein, and construction started thereunder shall cease.

6. POSTING PERMIT ON SITE. A copy of the Building Permit and a list of required inspections shall be posted in a waterproof container at a visible position on the construction site by Permitee/Contractor/Builder/Owner.

XIV.
APPEAL TO CITY COUNCIL

Any person shall have the right to appeal directly to the City Council any ruling of the Planning and Zoning Commission.

XV.
SPECIAL USE PERMIT

The City Council may, upon recommendation of the Commission, grant a Building Permit for a special use or special project in any Zone, provided such use or project shall not adversely affect the overall comprehensive plan of this Ordinance and shall not adversely affect the property or property values in the Zone.

XVI.
PENALTY

Any person who violates any of the provisions of this Ordinance herein shall be guilty of a misdemeanor, and upon conviction thereof shall be fined an amount not to exceed Five Hundred and No/l00 Dollars ($500.00). Each and every violation of such provisions shall constitute a separate offense, and each day such violation shall be permitted to exist shall constitute a separate offense.

XVII.
REPEALING CLAUSE

Ordinance No. 2019-427, dated November 4, 2019 as amended, and all other ordinances, amendments, or parts of ordinances previously passed in conflict with the provisions of this Ordinance are hereby expressly repealed.

XVIII.
SAVINGS AND SEVERABILITY CLAUSE

If any clause, phrase, sentence or paragraph of this Ordinance shall be held void or unconstitutional for any reason, by a Court of competent jurisdiction, same shall not affect the other parts thereof. Any invalid or unenforceable provision shall be deemed severed from this Ordinance to the extent of its invalidity or unenforceability, and this Ordinance

shall be construed as if the Ordinance did not contain that particular provision to the extent of its invalidity or unenforceability.

XVIX.
OPEN MEETINGS CLAUSE

It is hereby officially found and determined that the meeting at which this Ordinance was considered was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

XX.
EFFECTIVE DATE

This Ordinance and its attached Appendixes constitute the entire Ordinance which shall become effective on and after its publication as provided by law. All permits, building construction or home construction that was started prior to the effective date of this Ordinance will be exempt of the requirements set forth in this Ordinance and will be required to meet the specifications of previous ordinances in effect at the time of their construction.

PASSED AND APPROVED THIS THE 6th DAY OF September 2022.

Lynn Scott, Mayor

ATTEST:

Angela Wallace, City Secretary

APPENDIX "A"

SCHEDULE OF PERMIT FEES

CITY OF PANORAMA VILLAGE

CITY OF PANORAMA VILLAGE, TEXAS
SCHEDULE OF PERMIT FEES
BUILDINGS AND BUILDING REGULATIONS

BUILDING PERMITS:

NOTE:

Due to the different characteristics of each job, additional inspection fees may be required if additional inspections are needed that were not originally charged when the permit was issued. All fees shall be paid before a certificate of compliance or a certificate of occupancy will be issued.

Building Valuation Table:

NOTE:

1. The building valuation table shall be used for new building construction and building additions.
2. Values for permitting purposes are based off the August 2012 Building Valuation Table as published by the International Code Council, or as determined by the building official.
3. Alterations, remodels, and interior build outs will be based off of project valuation or as determined by the building official.
4. Swimming pool, fuel-gas powered generator, and solar panel systems permit fees will be $350.00 plus individual trade permit for electrical and plumbing.

Group (2012 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	214.15	206.92	201.66	193.17	181.41	176.32	186.72	165.85	159.28
A-1 Assembly, theaters, without stage	196.04	188.81	183.56	175.06	163.31	158.22	168.62	147.76	141.18
A-2 Assembly, nightclubs	168.81	164.02	159.44	153.03	143.74	139.85	147.38	130.27	126.58
A-2 Assembly, restaurants, bars, banquet halls	167.81	163.02	157.44	152.03	141.74	138.85	146.38	128.27	125.58
A-3 Assembly, churches	197.95	190.72	185.47	176.97	165.36	160.27	170.53	149.81	143.23
A-3 Assembly, general, community halls, libraries, museums	165.62	158.39	152.13	144.64	132.00	127.91	138.19	116.44	110.87
A-4 Assembly, arenas	195.04	187.81	181.56	174.06	161.31	157.22	167.62	145.76	140.18
B Business	172.54	166.23	160.58	152.72	138.52	133.37	146.42	121.73	115.93
E Educational	181.70	175.44	170.22	162.46	151.32	143.23	156.78	131.65	127.18
F-1 Factory and industrial, moderate hazard	103.30	98.45	92.55	88.98	79.28	75.88	85.02	65.42	61.37
F-2 Factory and industrial, low hazard	102.30	97.45	92.55	87.98	79.28	74.88	84.02	65.42	60.37
H-1 High Hazard, explosives	96.79	91.94	87.04	82.47	73.97	69.57	78.51	60.11	N.P.
H234 High Hazard	96.79	91.94	87.04	82.47	73.97	69.57	78.51	60.11	55.06
H-5 HPM	172.54	166.23	160.58	152.72	138.52	133.37	146.42	121.73	115.93
I-1 Institutional, supervised environment	171.33	165.32	160.70	153.74	141.19	137.46	149.84	126.68	122.17
I-2 Institutional, hospitals	292.97	286.66	281.01	273.15	257.93	N.P.	266.85	241.14	N.P.
I-2 Institutional, nursing homes	202.53	196.21	190.57	182.71	168.50	N.P.	176.41	151.70	N.P.
I-3 Institutional, restrained	196.53	190.21	184.57	176.71	164.01	157.86	170.41	147.22	139.42
I-4 Institutional, day care facilities	171.33	165.32	160.70	153.74	141.19	137.46	149.84	126.68	122.17
M Mercantile	125.80	121.01	115.43	110.02	100.45	97.56	104.37	86.98	84.29
R-1 Residential, hotels	172.82	166.81	162.19	155.22	142.85	139.11	151.49	128.33	123.82

R-2 Residential, multiple family	144.89	138.87	134.26	127.29	115.60	111.87	124.24	101.08	96.58
R-3 Residential, one- and two-family	See	attached	R-3	schedule					
R-4 Residential, care/assisted living facilities	171.33	165.32	160.70	153.74	141.19	137.46	149.84	126.68	122.17
S-1 Storage, moderate hazard	95.79	90.94	85.04	81.47	71.97	68.57	77.51	58.11	54.06
S-2 Storage, low hazard	94.79	89.94	85.04	80.47	71.97	67.57	76.51	58.11	53.06
U Utility, miscellaneous	71.79	67.80	63.46	59.92	53.77	50.29	57.04	42.06	39.83

Square Foot Construction Costs a, b, c, d

a. Private Garages use Utility, miscellaneous
b. Unfinished basements (all use group) = $15.00 per sq. ft.
c. For shell only buildings deduct 20 percent
d. N.P. = not permitted

Building Permit Fees:

$1,000.00 or less	$75 flat fee, unless inspection is required, in which case a $75.00 fee for each inspection shall be charged.
$1,001.00 to $50,000.00	$200.00 for the first $1,000.00 + $5.00 for each additional thousand or fraction thereof.
$50,001.00 to $100,000.00	$445.00 for the first $50,000.00 + $4.00 for each additional thousand or fraction thereof.
$100,001.00 to $500,000.00	$645.00 for the first $100,000.00 + $3.00 for each additional thousand or fraction thereof.
$500,001.00 and up	$1,845 for the first $500,000.00 + $2.00 for each additional thousand or fraction thereof.

Plan Review Fee:

When the valuation of proposed construction exceeds $1,000.00 and construction documents are required to be submitted by the adopted Building Codes, a plan review fee shall be paid to the City at the time of submitting constructions documents for review. Said plan review fee shall equal one-half (1/2) of the building permit fee set out herein and in accordance with the adopted Building Code. Such plan review fee is in addition to the building permit fee. Said plan review fee shall cover the cost of the first and second plan review (if necessary). If, after the second submittal of plans are rejected, a plan review fee for the third and subsequent plan-check will be payable in the amount of 50% of the original plan review fee. Plan review fees are not refundable.

CERTIFICATE OF OCCUPANCY:

New construction fee	Included in building permit

Commercial or any business that requires a Certificate of Compliance for additions, remodeling or renovations fee	Included in building permit
Replacement/Duplicate Certificate of Occupancy or change of name or change of address	$ 60.00
Residential Certificates (CO or CC) fee	Included in building permit
When requested or required by owner or lender	$60.00
Certificate of Occupancy when none was previously issued (includes occupancy inspection and certificate)	$200.00
Change of Occupancy in group classification (Includes occupancy inspection and certificate)	$200.00

CULVERT PERMIT FEES:

Culvert Pipe permit fee, per 20' driveway:	
Residential, per 20' driveway or less	$35.00 + deposit
Commercial, per 35' driveway or less	$60.00 + deposit
Culvert pipe deposit	$200.00
Culvert/ditch inspection	$75.00
Charge for inspector if the inspector has to wait for completion of work, for each ½ hour or fraction thereof	$75.00

CURB & GUTTER PERMIT FEES:

Curb & gutter not associated with a driveway:	
First 100 linear feet	$50.00
Each add'l 100 ft. or fraction thereof	$35.00
Curb cut for drainage	$35.00
Curb cut for disabled or wheelchair	No fee (*included in sidewalk permit*)

DEMOLITION FEES:

Demolition of any building or structure: (When there is a valid building permit for the address)	No charge

Buildings less than 1,000 square feet	$75.00 + sewer disconnect fee
Buildings 1,000 to 5,000 square feet	$150.00 + sewer disconnect fee
Buildings greater than 5,000 square feet	$300.00 + sewer disconnect fee

NOTE: The demolition contractor must engage the services of a master plumber for sewer, water and storm drainage disconnects.

DRIVEWAY PERMIT FEES (INSPECTIONS INCLUDED):

Driveway permit fee, per driveway: (No charge for new construction.)

Base fee	$50.00
1 - 200 square feet	$50.00 plus base
201 - 400 square feet	$100.00 plus base
401 – 600 square feet	$150.00 plus base
601 square feet and up	$200.00 plus base

NOTE: This permit is from the street to property line

Curb cut and repairs in conjunction with driveway permit - Included in driveway permit fee

ELECTRICAL PERMIT FEES:

NOTE:
Due to the different characteristics of each job, additional inspection fees may be required if additional inspection are needed that were not originally charged when the permit was issued. All fees shall be paid before a certificate of compliance, or a certificate of occupancy will be issued.

Residential:

New construction, additions, remodels, and alterations.

Base fee plus required inspections

Base Fee	$50.00	
Inspection Fees up to 5,000sq.ft.	Underground	$75.00
	Rough	$75.00
(Included in Building Permit)	T.C.I.	$75.00
	Final	$75.00
Inspection fees for over 5,000sq.ft.	Underground	$100.00
	Rough	$100.00
(Included in Building Permit)	T.C.I.	$100.00
	Final	$100.00
Re-inspection fee	$75.00	

Commercial:

New construction, additions, remodels, and alterations.

Base fee plus required inspections

Base Fee		$50.00
Inspection Fees up to 5,000sq.ft.	Underground	$75.00
	Rough	$75.00
(Included in Building Permit)	T.C.I.	$75.00
	Final	$75.00
Inspection Fees up to 10,000sq.ft.	Underground	$100.00
	Rough	$100.00
(Included in Building Permit)	T.C.I.	$100.00
	Final	$100.00
Inspection fees over 10,000sq.ft.	Underground	$150.00
	Rough	$150.00
(Included in Building Permit)	T.C.I.	$150.00
	Final	$150.00
Re-inspection fee		$75.00

Miscellaneous Electrical Permits:

Meter loop or service		
Residential:		$100.00
Commercial:	100 to 300 amp	$115.00
	301 to 400 amp	$136.00
	401 to 600 amp	$157.00
	600 to 1,000 amp	$180.00
	1,001 amp and up	$245.00
Temporary Power Pole (inspection included)		$75.00
Electrical yard light (inspection included)		$75.00
Parking lot light pole – first two poles (inspections included)		$75.00
Each additional light pole		$15.00
Electrical reconnection or turn on (inspection included)		$75.00 per building
Swimming pool (inspections included)		$150.00

Spa (inspection included)	$150.00
Electrical re-inspection fee	$75.00

ELEVATOR PERMIT FEES:

Residential wheelchair lift	No fee

Commercial:

Passenger elevator car permit	$75.00 each car
Freight elevator car permit	$75.00 each car
Construction site hoist permit	$100.00 each hoist
Dumbwaiter permit	$50.00 each
Wheelchair lift, inclined stairway lift, chairlift, escalator	$50.00 each

NOTE: All elevators and dumbwaiters to be inspected by a qualified elevator service company approved by the building official.

FENCES:

Residential: (inspection included)	$100.00

Commercial: (inspection Included)

First 50 feet or fraction thereof	$75.00
For each additional 50 feet or fraction thereof	$30.00

Dumpster or Trash Enclosure:(inspection included)

If there is a valid building permit	No Charge
Without a building permit	$115.00

HVAC PERMITS:

NOTE:
Due to the different characteristics of each job, additional inspection fees may be required if additional inspection are needed that were not originally charged when the permit was issued. All fees shall be paid before a certificate of compliance or a certificate of occupancy will be issued.

Base fee plus required inspections	
Permit Fee	$50.00
Residential (inspections included)	
Change out duct work or change out of equipment	$75.00
Complete change out or new system	$150.00
Commercial	
Heating and cooling (air conditioning central unit)	
First 3 tons or less	$50.00
Each ton or fraction thereof greater than 3 tons	$12.50 per ton
Plus inspection fees	$75.00 per inspection
Miscellaneous HVAC Permits (inspections included)	
Commercial and industrial refrigeration:	
Per cooler or each single system	$100.00 each
Boiler – per installation – new	$100.00 each
Repair or replacement	$100.00 each
Annual renewal fee	$50.00

NOTE: Inspections to be performed by a qualified boiler service company approved by the building official.

Commercial kitchen hoods (inspections included)	$100.00 each
Incinerator inspections	$75.00

LICENSES – REGISTRATION & ANNUAL LICENSE FEES:

Municipal registration of contractors: All contractors must register with the City before working within the city limits.

INSPECTION FEES:

Building, development, and fire inspection fee schedule:

1. When work of any kind for which a permit is required has commenced without first obtaining a permit, the permit fee shall be doubled.

2. Building inspection fee	$75.00 per inspection
3. Fire inspection fee	$75.00 per inspection
4. Site development inspection fee	$75.00 per inspection
5. Re-inspection fee	$75.00 per re-inspection
6. Miscellaneous inspection fee	$75.00 per inspection

7. Special or emergency inspection fee:	
Weekdays, after normal business hours	$150.00
Weekends and city holidays	$225.00
8. Annual fire inspection	$75.00 up to 10,000 sq. ft.
	$150.00 over 10,000 sq. ft.
9. Expired permit renewal fee	½ of the original permit fee

NOTE:
1. All fees will be paid to the City before utilities are released to the Utility Companies and before issuance of a Certificate of Occupancy.
2. Due to the different characteristics of each job, additional inspection fees may be required if additional inspection are needed that were not originally charged when the permit was issued. All fees shall be paid before a certificate of compliance or a certificate of occupancy will be issued.

PLUMBING PERMIT FEES:

NOTE:
Due to the different characteristics of each job, additional inspection fees may be required if additional inspection are needed that were not originally charged when the permit was issued. All fees shall be paid before a certificate of compliance or a certificate of occupancy will be issued.

Residential

Residential: New construction, additions, remodels, and alterations.

Base fee plus required inspections

Base Fee	$50.00	
Inspection Fees up to 5,000sq.ft.	Underground	$75.00
	Top-Out	$75.00
	Gas	$75.00
	Final	$75.00
Inspection fees for over 5,000sq.ft.	Underground	$100.00
	Top-Out	$100.00
	Gas	$100.00
	Final	$100.00
Re-inspection fee	$75.00	

Commercial

Commercial: New construction, additions, remodels, and alterations.

Base fee plus required inspections

Base Fee	$50.00

Inspection Fees up to 5,000sq.ft.	Underground	$75.00
	Top-Out	$75.00
	Gas	$75.00
	Final	$75.00
Inspection Fees up to 10,000sq.ft.	Underground	$100.00
	Top-Out	$100.00
	Gas	$100.00
	Final	$100.00
Inspection fees over 10,000sq.ft.	Underground	$150.00
	Top-Out	$150.00
	Gas	$150.00
	Final	$150.00
Re-inspection fee		$75.00

Miscellaneous Plumbing Permits:(inspections included)

Water Heater Replacement	$75
Gas test or retest and GTO	$75.00
New construction	Included in plumbing permit
Gas yard light each	$75.00

Rehab of water or sewer lines

Residential		$75.00
Commercial:	up to 300 feet	$115.00
	Over 300 feet	$180.00

Replacement of gas lines

Residential		$75.00
Commercial:	up to 300 feet	$115.00
	Over 300 feet	$180.00

Street cut for purpose of repair to water, sewer or storm sewer, plus bond	$75.00
Manholes, sewer or storm - each	$75.00
Disconnect and plug sanitary sewer or storm sewer	$75.00
Grease traps, sampling wells, interceptors and Receptors, and other type special waste devices	$115.00
New construction Included in plumbing permit	

Backflow prevention device	$75.00
New construction	Included in plumbing permit

Irrigation system permit fee:

Residential	$115.00
Commercial	$115.00
for first 10,000 sq. ft. of coverage and $6.00 for each 2,000 sq. ft. in excess of 10,000 sq. ft.	
Swimming pool	$350.00
Spa (above ground)	$200.00
Spa (in ground)	$350.00

REPLACEMENT ROOFING PERMIT FEES: (INSPECTIONS INCLUDED)

Residential	$150.00
Commercial	$150.00 for first 5,000 sq. ft. +$2.00 for each additional100 sq. ft.

SIDEWALK PERMIT FEES:(INSPECTIONS INCLUDED)

Sidewalk permit fee - first 100 linear feet	$100.00
Additional 100 linear feet or fraction thereof	$15.00

PATIO PERMIT FEES (INSPECTIONS INCLUDED):

Driveway permit fee, per driveway: (No charge for new construction.)

Base fee	$50.00
1 - 200 square feet	$50.00 plus base
201 - 400 square feet	$100.00 plus base
401 – 600 square feet	$150.00 plus base
601 square feet and up	$200.00 plus base

STORAGE BUILDING PERMIT FEES (INSPECTIONS INCLUDED):

Driveway permit fee, per driveway: (No charge for new construction.)

Base fee	$50.00
1 - 200 square feet	$50.00 plus base
201 - 400 square feet	$100.00 plus base
401 – 600 square feet	$150.00 plus base
601 square feet and up	$200.00 plus base

SLAB PERMIT FEES (INSPECTIONS INCLUDED):

Driveway permit fee, per driveway: (No charge for new construction.)

Base fee	$50.00
1 - 200 square feet	$50.00 plus base
201 - 400 square feet	$100.00 plus base
401 – 600 square feet	$150.00 plus base
601 square feet and up	$200.00 plus base

FUEL GAS POWERED GENERATOR PERMIT FEES:

Generator	$350.00 plus individual trade permit for electrical and plumbing.

SOLAR PANEL SYSTEMS PERMIT FEES:

Solar panels	$350.00 plus individual trade permit for electrical.

SEWER TAP FEES:

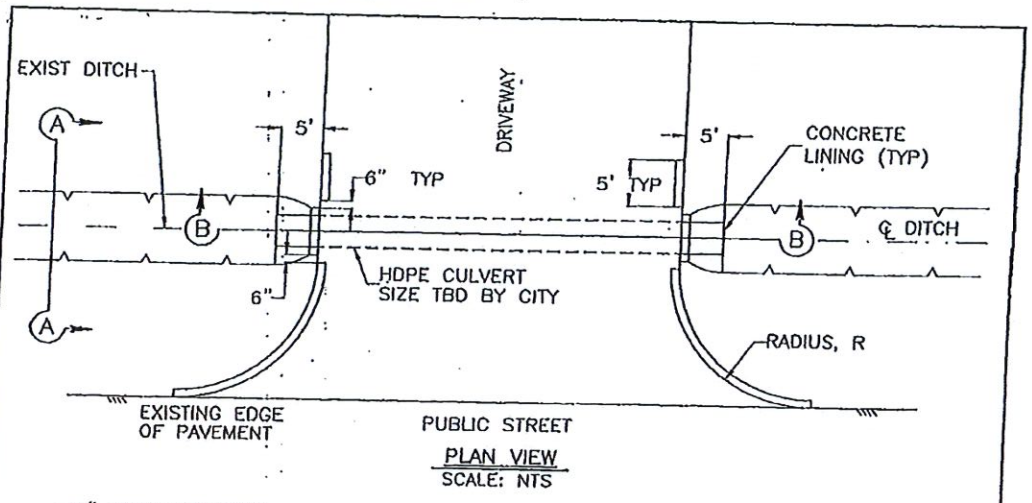
Short Sewer Tap	$850.00
Long Sewer Taps (including road bore)	$1500.00

WATER TAP FEES:

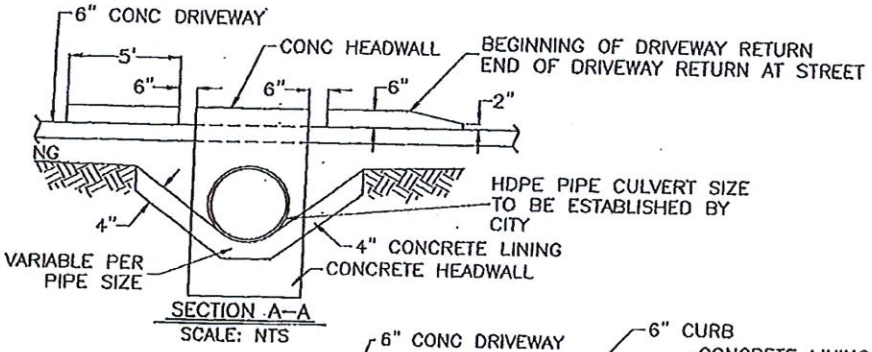
Short Water Tap	$800.00
Long Water Tap (including road bore)	$1000.00

APPENDIX "B"
STANDARDS FOR DRIVEWAY CULVERTS

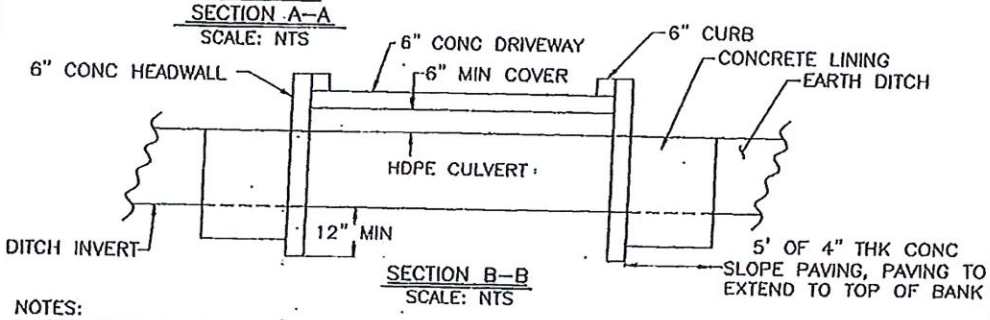
DETAIL 101-A.9



PLAN VIEW
SCALE: NTS



SECTION A–A
SCALE: NTS



SECTION B–B
SCALE: NTS

NOTES:
1. ALL CONCRETE SHALL HAVE A 3,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS.
2. PIPE CULVERTS TO BE HDPE.
3. HEADWALL REINFORCING STEEL SHALL BE NO.4's AT 12" C.F.O.C.
4. CONCRETE LINING REINFORCING SHALL BE WELDED WIRE FABRIC.
5. CONCRETE CURB SHALL BE DOWELLED AT 12".

CITY OF PANORAMA VILLAGE
STANDARD FOR DRIVEWAY CULVERTS

ORDINANCE NO. 2025-478

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PANORAMA VILLAGE, ADOPTING THE MOST RECENT INTERNATIONAL CODE COUNCIL SERIES AND NATIONAL ELECTRIC CODE; REPEALING ALL OTHER ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND ($2,000.00); AND PROVIDING AN EFFECTIVE DATE.

* * * * * *

WHEREAS, the City Council of the City of Panorama Village, Texas has studied the present provisions relating to the adoption of certain international codes and national electrical codes for the regulation of buildings; and

WHEREAS, the City Council is continually reviewing the provisions of relating to the international codes and national electrical codes for the regulation of buildings, elimination of hazards and other circumstances which generally impact the health, safety and well-being of residents, citizens and inhabitants;

WHEREAS, the adoption of these codes facilitates proper inspection activated by the City of Panorama Village relating to construction and to maintenance of buildings within said City of Panorama Village, and relating to public safety, health, and general welfare;

WHEREAS, the City Council finds it necessary to adopt the following codes and international codes for regulation of buildings; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PANORAMA VILLAGE, TEXAS:

Section 1. Findings. The foregoing recitals are hereby found to be true and correct and are hereby adopted as findings of fact and conclusions of law by the City Council and made a part hereof for all purposes.

Section 2. The following International Code Council Editions including Appendix Chapters ("the Building Codes") are hereby adopted by reference as though they were copied herein fully:

A. 2024 International Residential Code® (for 1 & 2 Family Dwellings only) including Appendices:

AA: Board of Appeals,
BB: Tiny Houses,
BC: Accessory Dwelling Units (ADU),
BH: Automatic Vehicular Gates,
BM: 3D-Printed Building Construction,
BN: Extended Plate Wall Construction,
BO: Existing Building and Structures,
CA: Sizing and Capacities of Gas Piping,
CB: Sizing of Venting Systems Serving Appliances,
CC: Recommended Procedure for Safety Inspection of an Existing Appliance,
CD: Piping Standards for Various Applications,
CE: Venting Methods,
CF: Sizing of Water Piping Systems
NB: Solar-Ready Provisions
NC: Zero Net Energy Residential Building Provisions
ND: Electric Energy Storage Provisions
NE: Electric Vehicle Charging Infrastructure
NF: Alternative Building Thermal Envelope Insulation R-Value Options

B. 2024 International Building Code® (for all other residential and commercial construction)

a: Employee Qualifications,
b: Board of Appeals,
c: Agricultural Buildings,
f: Rodentproofing,

C. 2024 International Fire Code®

D. 2024 International Mechanical Code®

E. 2024 International Plumbing Code® including Appendices:

c: Structural Safety,
e: Sizing of Water Piping Systems

F. 2024 International Fuel Gas Code®

a: Sizing and Capacities of Gas Piping,

b: Sizing of Venting Systems,

c: Recommended Procedure for Safety Inspection of an Existing Appliance,

E. 2024 International Energy Conservation Code®

F. 2024 International Swimming Pool & Spa Code®

G. 2024 International Property Maintenance Code®

H. 2024 International Existing Building Code®

I. The following edition of the NFPA 70® National Electric Code® ("the Electric Code") is hereby adopted by reference as though it was copied herein fully:

2023 National Electric Code® as published by the National Fire Protection Association

Section 3. Repealing Clause. All ordinances and parts of ordinances, including Ordinance 2022-452, in conflict with the provisions of this ordinance are hereby repealed; provided, however, that such repeal shall be only to the extent of such inconsistency and in all other respects this ordinance shall be cumulative of other ordinances regulating and governing the subject matter covered by this ordinance.

Section 4. Severability. It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this ordinance be 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 or sections of this ordinance, and the remainder of this Ordinance shall be enforced as written.

Section 5. Compliance Clause and Effective Date. The City Council finds, determines and declares that a sufficient written notice was posted and this Ordinance was passed in accordance with the Open Meetings Act. The City Secretary is instructed to publish this Ordinance in the Official Newspaper of the City of Panorama Village in the manner provided and for the time required by Section 52.011(a) of the Local Government Code, at which time this Ordinance takes effect.

PASSED, APPROVED and **ADOPTED** by the City Council of the City of Panorama Village, Montgomery County, Texas on this the 16th day of January 2025.

CITY OF PANORAMA VILLAGE, TEXAS

Ted Nichols, Mayor Pro Tem

ATTEST:

Angela Wallace, City Secretary

Exhibit A

Municipal Residential (R-3) Building Permit Inspection /Plan Review Fee Schedule based on Total Covered Area

Sq Ft[1]		$	Permit[2]	Base	Review	Total
<	1,000	0.50	500	50.00	250	$800
1,000	1,499	0.46	690	50.00	345	$1,084
1,500	1,999	0.44	880	50.00	440	$1,369
2,000	2,499	0.42	1050	50.00	525	$1,624
2,500	2,999	0.40	1200	50.00	600	$1,849
3,000	3,499	0.38	1330	50.00	665	$2,044
3,500	3,999	0.36	1440	50.00	720	$2,209
4,000	4,499	0.34	1530	50.00	765	$2,344
4,500	4,999	0.32	1600	50.00	800	$2,450
5,000	5,499	0.31	1705	50.00	852	$2,607
5,500	5,999	0.30	1800	50.00	900	$2,750
6,000	6,499	0.29	1885	50.00	942	$2,877
6,500	6,999	0.28	1960	50.00	980	$2,990
7,000	7,499	0.27	2025	50.00	1,012	$3,087
7,500	7,999	0.26	2080	50.00	1,040	$3,170
8,000	8,499	0.25	2125	50.00	1,062	$3,237
8,500	8,999	0.24	2160	50.00	1,080	$3,290
9,000	9,999	0.23	2300	50.00	1,150	$3,500
>	10,000		2500	50.00	1,250	$3,800

Greater than 11,000 = $3,800 + $0.20 per addtl 1,000 sf

[1] Covered Area = Foundation/Slab area for 1 story or
Lowest Floor Foundation area + each upstairs area
for multi-story

[2] Required Inspections from Permit Fee = Foundation,
Brace & strap, Rough Framing, Rough Energy & Building Final (5)

Exhibit A

Residential Mechanical, Electrical & Plumbing Permits					
Base Permit Fee + $75 per inspection up to 5,000sf					
Inspections			Base	Inspect	Total
1			50	75	$125
2			50	150	$200
3			50	225	$275
4			50	300	$350
5			50	375	$425
6			50	450	$500
Reinspection				100	$100

over 5,000 sf add $10 per 1,000 sf

ver 3.01
06/07/22