

City of Glen Rose

Glen Rose Building Guide



Mission St. Photography

Glen Rose: A welcoming and unique family-oriented community committed to preserving our natural beauty and historic small-town charm.

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Welcome

The following information has been arranged as a guideline for the construction process for builders and contractors working within the city limits of the City of Glen Rose. Some items are clearly defined within the current City of Glen Rose Ordinances, while others are standard procedures set forth by the Code Department of the City of Glen Rose. Depending on the situation, additional information may be required that is not in this packet. Before any building permits can be issued, the property must be zoned for its proper use and the lot must be platted. If you are in a floodplain other restriction will apply.

This material is to be used as a guideline only and may not include all circumstances or building practices that occur in the field.

In order to provide for quality, cost effective construction, please familiarize yourself with these guidelines.

We recommend that you have a pre-construction meeting to go over and answer any questions you may have.

We understand your time is valuable and starting construction as soon as possible is everyone's goal. We will try our best to meet your time frames. However, we greatly appreciate giving us up to 10 days from submittal to properly review your construction plans. Please keep in mind that in order to fast-track your permit, all requirements contained within this packet should be met to expedite the issuance of the permit.

It is our goal to provide a seamless and efficient permit and inspection process throughout the entire construction process. We look forward to working with you and are here to assist you with any questions you may have.

Sincerely,

Building & Code Department
PO. Box 1949
Glen Rose, TX 76043
254-897-2272 ext. 104
buildingofficial@glenrosetexas.org

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Contacts

Building Official254-897-2272 ext. 104

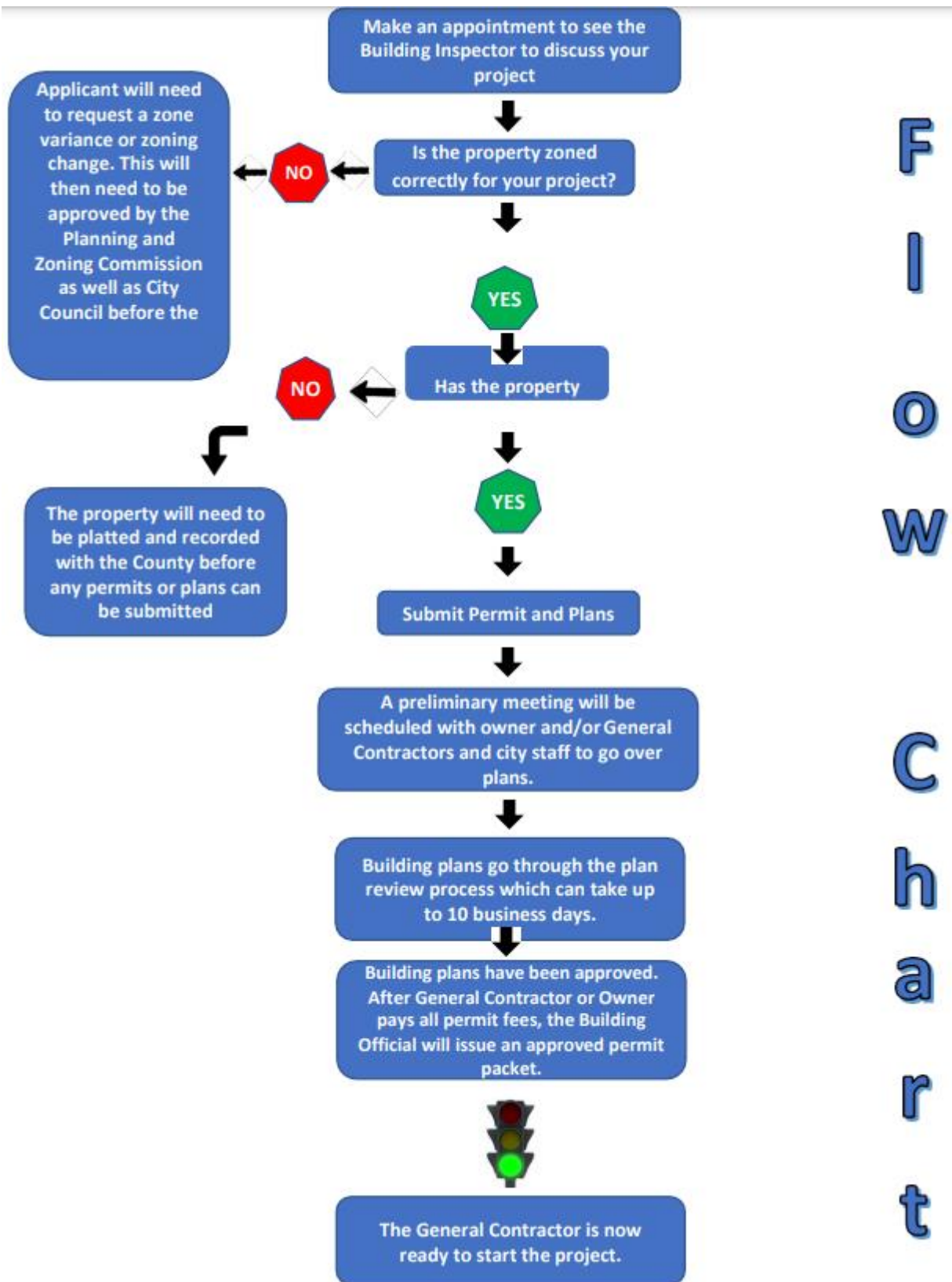
Inspection Request Lineë ë ë ë ë ë ë ë ë ë ë ë ë ë ë ë ë ë 254-897-2272 ext. 109

Codes Adopted

The City of Glen Rose has adopted building codes with local amendments and appendixes to assure that buildings constructed in the City are safe for use by our citizens. The adopted codes are the minimum regulations necessary to ensure that buildings are to an acceptable level of safety and durability.

All Federal, State and local requirements are applicable to projects constructed within the City's jurisdiction whether specifically listed herein or not. The City of Glen Rose, Texas, has adopted the following codes regulating building construction.

2018 International Building Code	2018 International Plumbing Code
2018 International Energy Conservation Code	2018 International Fire Code
2018 International Mechanical Code	2018 International Fuel and Gas Code
2018 International Property Maintenance Code	2017 National Electrical Code
With Local City specific amendments	





City of Glen Rose Residential Building Permit Application

Permit Number: _____ Date: _____ Valuation of Project: _____

Project Address: _____

Project Description:

_____ New Single Family Residence Area Square feet:

_____ Living _____ Garage _____ Porch _____ Total

_____ Commercial New Building Area Square feet: _____

Owner Information

Owner Name: _____ Address: _____

Contact Person: _____ Address: _____

Telephone: _____ E-Mail Address: _____

Contractor Information

General Contractor: _____ Phone: _____

Electrical Contractor: _____ Phone: _____

Plumbing Contractor: _____ Phone: _____

Mechanical Contractor: _____ Phone: _____

Attached Site Plan: _____ 3 Sets of COMPLETED paper plans and 1 digital set: _____

Attached Certified Copy of most recent Plat: _____

Is the project in the 100-year flood plain? Yes _____ No _____ If yes, then a Certificate of Elevation from a licensed surveyor must be attached.

COMMERCIAL PROPERTIES ONLY:

Was an asbestos survey performed in accordance with Texas Asbestos Health Protection Rules (TAKPR) and the National Emission Standards for Hazardous Air Pollutants (NESHAP)?

YES _____ NO _____ Date of Survey: _____ TDH Inspector

License No.: _____

If the answer is NO, then as the owner/operator of the renovation/demolition site, I understand that it is my responsibility to have this asbestos survey conducted in accordance with Texas Asbestos Health Protection Rules (TAHPR) and the National Emission Standards for Hazardous Air Pollutants (NESHAP) prior to a renovation/demolition permit being issued by the City of Glen Rose Permit fee: _____

Applicant Signature _____

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Residential Plan Submittal Checklist

All residential dwelling units shall be designed to comply with the 2018 International Residential Code and the 2017 National Electric Code. Before submitting your plans for review please ensure that you have included the required documentation stated below.

DOCUMENTS REQUIRED FOR PLAN SUBMITTAL

We prefer digital submittal but if you must submit paper, the minimum submittal size is 24" X 36"

☐ **Completed Application**

Job Address
Structure Information
Subcontractor Information

Project Valuation
Owner Information
Signature and Date

Class of Work
General Contractor Information

☐ **Site Plan (x1) ***

Show all easements associated with the lot
Location of proposed structure, driveways and sidewalks
Proposed set back dimensions from all property lines.

☐ **Wind Bracing Plan (x1) ***

Plans shall be to scale
Plans shall show labeled Wind Brace Lines
Wind Brace Lines shall indicate which method of
Brace Wall Panels to be used
Provide the separation distance between each
Wind Brace Line

☐ **Building Floor Plan (x1) ***

All rooms must be labeled for their intended use
Provide a table for the square footages of the structure
1st Floor Living
2nd Floor Living
Garage Square Footage
Total square footage for all porches and patios

☐ **Building Elevations (x1) ***

Provide plate heights
Provide roof ridge heights
Provide masonry calculations (Shall Comply with
154.42)

☐ **Proposed Final Grading Plan (x1)**

*

May be shown on Site Plan indicating the direction of the drainage

☐ **Stamped Engineered Foundation Plan (x1)**

☐ **Energy Compliance Forms (x1)**

Must be IC3, Energy Gauge or Rem Rate

***The foundation, floor plan, wind bracing, and site plan shall all be oriented the same direction**

Office Use Only

Submittal Accepted by _____

_____ Date

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How to Apply

- Applications for all permits may be obtained in person at Glen Rose City Hall located at 201 Vernon St, Glen Rose, TX 76043.
- Applications and construction plans may be emailed to buildingofficial@glenrosetexas.org for approval.
- Fees will be calculated per City of Glen Rose Ordinance.
- Payments may be made in person or you can call 254-897-2272 ext. 109 to speak with city staff to take payment by phone. The Building & Code Department will contact you when the plan review has been approved and notify you of the amount of the permit fee, including any water & sewer fees.

Permit Fees

1. **Residential single and two – family dwelling new construction and remodel permit and plan review fee: \$0.65/square foot with a \$108.00 minimum for remodels and additions and a \$541.00 minimum for new construction.**
2. **Commercial Permit Cost (New, Remodel, Accessory) Commercial plan review: 25% of the cost of the building permit fee.**

Dollar Valuation (Labor and Materials	Commercial Permit Cost
Value \$1.00 to \$500.00, flat fee	\$26.00
Value \$501.00 to \$2,000.00 minimum	\$26.00 + \$3.00 for each \$100.00, or fraction thereof above \$500.00
Value \$2,001.00 to \$25,000.00 minimum	\$76.00 + \$15.00 for each \$1,000.00, or fraction thereof above \$2,000.00
Value \$25,001.00 to \$50,000.00 minimum	\$430.00 + \$11.00 for each \$1,000.00, or fraction thereof above \$25,000.00
Value \$50,001.00 to \$100,000.00 minimum	\$710.00 + \$8.00 for each \$1,000.00, or fraction thereof above \$50,000.00
Value \$100,001.00 to \$500,000.00 minimum	\$1,100.00 + \$6.00 for each \$1,000.00, or fraction thereof above \$100,000.00
Value \$500,001.00 to \$1,000,000.00 minimum	\$3,700.00 + \$5.00 for each \$1,000.00, or fraction thereof above \$500,000.00
Value \$1,000,001.00 and up minimum	\$6,300.00 + \$4.00 for each \$1,000.00, or fraction thereof above \$1,000,000.00

- **Commercial Plan Review Fee: 25% of the cost of the permit**

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Water and Sewer Tap Fees

Charge for:	Fee
Meter size: Water tap*	
3/4 inch	\$750.00 + \$200.00 tie-in
3/4 inch long**	\$1,200.00 + \$200.00 tie-in
1 inch	\$950.00 + \$200.00 tie-in
1 inch long**	\$1,400.00 + \$200.00 tie-in
2 inch	\$1,500.00 + \$200.00 tie-in
2 inch long**	\$2,000.00 + \$200.00 tie-in
4 inch	Cost + 10%
6 inch	Cost + 10%
Pavement cut and patch for tap (water and sewer)	Add \$400.00 to the base tap fee
If rock is encountered (water and sewer taps)	Cost + 10%
Manifold and bullhead	\$265.00
Sewer tap fee	
4 inch*	\$500.00 + \$200.00 tie-in
4 inch long** 6 inch*	\$1,000.00 + \$200.00 tie-in By contractor under city supervision + \$200.00 tie-in; or By city at cost + 10% + \$200.00 tie-in
Construction water and misc. water	\$8.00 per 1,000
Industrial sewer	
0ñ1,000	\$27.00
Administrative fees:	
Late charge	10% or \$10.00 (whichever is greater)
Deposits:	
Residential	\$150.00
Small comm	\$200.00
Restaurant	\$700.00
Large comm	\$1,000.00
Reconnect fee (after nonpayment)	\$100.00
Transfer fee	\$35.00
Returned check	\$35.00
Service call	\$35.00

* Bore may be required under city streets at discretion of the public works director depending on traffic count, speed limit on road, and age of finished surface. If a bore is required, the tap will be made on a cost + 10% basis.

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Plans Submittal

1. Residential Building Permit Application:

The following must be provided;

- ÇThe address and legal description of the property.
- ÇThe name, address and contact number of the property owner. (a deed may be required if not matching tax roll)
- ÇThe name and phone number of the person doing the work, if other than the homeowner.
- ÇSquare footage (total or of addition for remodels)
- ÇValuation or construction cost.
- ÇDescription of construction.

2. We prefer digital copies of Structure Plans emailed or turned in on a flash drive, but if you choose to turn in paper copies, it must be sized 24" x 36".

These Plans Must Include:

- A. Site plan (also called plot plan) which shows:
 - ÇSize & location of proposed structure(s)
 - ÇLocation of any existing structures or pools
 - ÇLocation of all utility easements
 - ÇLocation of driveways & sidewalks
 - ÇLocation of all sewer cleanouts at the structure and location of one required at the property line.
- B. If any part of the structure is located within the floodplain, the contractor must speak with the Floodplain Administrator. An elevation certificate will be required for all structures constructed in the FEMA designated Floodplain.
 - ÇShow finished floor on the Plot Plan.
- C. Structure Plans
 - ÇAll framing of brace wall panels
 - ÇFloor plans with elevations
 - ÇWindow & door sizes
 - ÇCeiling height within all rooms
 - ÇFoundation plans stamped by an Engineer for either rebar or post tension slab.
- D. Electrical Plans Must Show:
 - ÇLocation of all electrical outlets, switches & fixtures
 - ÇLocation of electrical panel boxes
 - ÇLocation of electrical wired smoked detectors

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- E. Plumbing Plans Must Show:
 - ÇLocation of all water heaters
 - ÇLocation of all plumbing fixtures including water closets, tubs, showers, and sinks
- F. Mechanical Plans Must Include:
 - ÇA Manual 6D6, Manual 6J6 and Manual 6S6 form from HVAC contractor showing the heat loss, heat gain calculation, A/C tonnage, and SEER rating.
- G. Energy Report:
 - ÇMust provide copy of RES check or IC3 Energy compliance report. (www.energycodes.gov) or (http://ic3.tamu.edu)
 - ÇMust provide efficiency rating for water heater
 - ÇSolar heat gain and U-factor for windows & doors
- H. Wall Bracing
 - ÇWall bracing plans demonstrating compliance with IRC section 602.10 and following sections. This may include standard braced wall panels, alternate braced wall panels, continuous structural panel sheathing or an engineering product or system. It will also require a 6Wind Bracing Required and Provided Calculations / Table.6

3. **Inspections Required**

All inspections must be called in before 4:00 pm for next day inspection. Information required:

- ÇYour name
- ÇPermit number
- ÇProperty location address
- ÇContractor's name and phone number
- ÇType of inspection

4. **Inspection Sequence**

1. Setback inspection: form boards for foundation. This can be obtained by either locating the property line pins or getting a surveyor to survey the property.
2. First rough plumbing.
3. Foundation (before pouring concrete).
4. Framing, 2nd plumbing, rough mechanical, rough electrical.
5. Brick ties inspection.
6. Insulation inspection (prior to sheet rocking).
7. Sheetrock inspection.
8. Driveways / Approach/ Curb & Gutter/ Sidewalks
9. Completion of House Inspection:
 - o Final on all Building construction

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- o Final plumbing
- o Final mechanical
- o Final electrical (testing of outlets, fixtures, switches, smoke alarms)
- o Address numbers on front of house
- o Verification of grading of lot, swells, and sodding

Common Reasons Inspections Fail

Layout

- ÇForm survey not uploaded on MPN
- ÇTrash receptacle not provided
- ÇSafety fence not provided
- ÇErosion control not in place
- ÇPortable toilet not provided

Temporary Electric Loop

- ÇNot supported / secure properly
- ÇGround termination not to code
- ÇProvide 220 A receptacle
- ÇReceptacle(s) not GFCI protected
- ÇDamaged / needs repair
- ÇMissing / not complete
- ÇNot ready

Plumbing Rough

- ÇBuried/covered, unable to inspect
- ÇProvide 5' head of water or 5 psi air test
- ÇWater test on DWV not holding
- ÇBuilding drain not sleeved through exterior beam(s)
- ÇMaintain ¼ inch per foot on Branch Lines
- ÇProvide proper bed/fill material
- ÇClear debris from trench
- ÇDamaged / needs repair
- ÇMissing / not complete
- ÇNot ready

Water/Sewer Yard lines

- ÇSeparate water and sewer
- ÇBurial depth not to code
- ÇMaintain 1/8 inch per foot
- ÇProvide 5' head on DWV
- ÇClean trench
- ÇProvide proper bed/fill material
- ÇPipe not supported properly
- ÇBackflow not installed
- ÇDamaged/needs repair
- ÇMissing/not complete
- ÇNot ready

Pre- Pour

- ÇAir/water test not holding
- ÇCrimper/cut, needs repair
- ÇUnapproved joints in slab
- ÇCopper not sleeved in concrete
- ÇRough plumbing test not holding
- ÇUFER ground not in place
- ÇMissing/not complete
- ÇNot ready

Plumbing Top-Out

- ÇVenting requirements not met
- ÇWater test on DWV not holding
- ÇAir/water test on copper not holding
- ÇTub drains not open for proper test
- ÇCopper in contact with dissimilar metal
- ÇGas vents not to code
- ÇGas test not holding at 20 psi
- ÇGas piping not protected through masonry
- ÇPipe not supported or properly secured
- ÇProtect pipe
- ÇDamaged/needs repair
- ÇMissing/not complete
- ÇNot ready

Electrical Rough

- ÇWire to be in raceway
- ÇWire damaged, needs repair
- ÇReceptacles spaced greater than 12'
- ÇNail plates required at studs/plates
- ÇSecure wires in panel
- ÇAluminum wiring not allowed (per City Ordinance)
- ÇSmoke detector placement not to code
- ÇStairway lighting not to code
- ÇWire not supported or properly secured
- ÇProtect wire
- ÇGround termination not to code
- ÇMissing/not complete
- ÇNot ready

Mechanical Rough

- ÇCrimped duct
- ÇDuct not properly sealed

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- ÇNot supported/secure properly
- ÇDryer vent not to code
- ÇVent hood duct not to code
- ÇExhaust fans not to code
- ÇPlenums not properly sealed
- ÇCombustion air not to code
- ÇReturn/supply air too close to gas burning appliance
- ÇDamaged/needs repair
- ÇMissing/not complete
- ÇNot ready

Gas Test (preliminary)

- ÇPipe not protected through masonry
- ÇTest not holding at 20 psi
- ÇDamaged/Needs repair
- ÇNot Ready

Frame

- ÇSeal/secure exterior sheathing
- ÇSeal untreated lumber
- ÇSeal/secure exterior penetrations
- ÇEngineered trusses not installed per design
- ÇProvide Engineer's repair detail
- ÇOver cut studs/plates
- ÇGlue/shim headers
- ÇRafters not to code
- ÇJoist hangers missing
- ÇDouble studs where required
- ÇWindows do not meet egress
- ÇWind brace not to code
- ÇAttic access not to code
- ÇTempered glass where required
- ÇStair risers/treads not to code
- ÇFire block not to code
- ÇNot supported / secure properly
- ÇMasonry requirements not met
- ÇHeaders/joists over spanned
- ÇDraft stop not to code
- ÇProvide moisture barrier
- ÇBottom plates not secured
- ÇFireplace clearances not met
- ÇTruss hangers/ ledgers not to code
- ÇMake site safe and sanitary
- ÇStrap plates/ studs

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- ÇNail schedule not to code
- ÇAttic ventilation requirements not met
- ÇDamaged/ needs repair
- ÇMissing/not complete
- ÇNot ready

Masonry

- ÇIncorrect percentage (%) of masonry
- ÇGarage standards are not met

Permanent Power

- ÇWire termination not to code
- ÇExposed wire
- ÇFixture/ cover plates missing
- ÇWire not properly secured
- ÇService equipment not properly bonded

Gas Test (final)

- ÇProvide 20 psi gauge test
- ÇGas stub-out not connected to riser
- ÇDamaged pipe/ riser
- ÇNot ready

Plumbing Final

- ÇVent termination not to code
- ÇPaint plumbing vents
- ÇProvide anti-siphon device on hose bibs
- ÇWater heater drain termination not to code
- ÇWater heater not to code
- ÇDrain pan required
- ÇExpansion tank required
- ÇLeak in DWV
- ÇLeak in water supply
- ÇT & P relief not to code
- ÇGas vents in contact with combustibles
- ÇCopper in contact with dissimilar metal
- ÇLow water pressure
- ÇWater closet/ faucets/ valves run continuous
- ÇClean / repair meter box
- ÇInsulate copper
- ÇPrivate sewage disposal certificate not posted.
- ÇDamaged / needs repair
- ÇMissing/ not complete

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ÇNot ready

Electrical Final

ÇWire termination not to code
ÇSmoke detectors not to code
ÇSmoke detectors beeping or not functioning (low or bad battery)
ÇARC fault not to code
ÇFixture/cover plates missing
ÇStairway illumination not to code
ÇWire not properly secured
ÇPower not on
ÇLabel GFCI's
ÇLabel electrical panel(s)
ÇLabel panel with ground termination locations
ÇCaulk around exterior devices
ÇDuplex receptacle not permitted for vent hood
ÇWire damaged
ÇGround/ bond termination not to code
ÇProvide knock-out plug(s)
ÇProvide panel cover
ÇNot ready

Mechanical Final

ÇSEER requirements not met
ÇProgrammable thermostat required (Commercial)
ÇEnergy Efficiency requirements not met
ÇNot supported / secure properly
ÇGas vent in contact with combustibles
ÇGas vent termination not to code
ÇDrain pan required
ÇCondensate drain not to code
ÇCombustion air not to code
ÇDryer vent to code
ÇCrimped duct
ÇRaise/ level A/C pad
ÇProtect duct
ÇMissing/ not complete
ÇDamaged/ needs repair
ÇNot ready

Building Final

ÇSeal/secure exterior penetrations
ÇLandscape requirements not met

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- ÇFlatwork damaged/ needs repair
- ÇClean flatwork
- ÇClean site/street
- ÇExterior seal not complete
- ÇScreens missing
- ÇOccupied prior to finals
- ÇWeep holes to be 33" on center
- ÇMaintain 6" clearance from finished floor to grade
- ÇProvide weather strips
- ÇProvide insulation certificate
- ÇFinish yard/ grade to drain
- ÇProvide street address
- ÇProvide anti-tip device on range
- ÇAttic access not to code
- ÇCatwalk not to code
- ÇAdjust doors
- ÇHardware missing
- ÇProvide fire rated attic access
- ÇAddress not posted
- ÇWork in progress
- ÇMissing/ not complete
- ÇDamaged/ needs repair
- ÇNot Ready

CITY OF GLEN ROSE

DEVELOPMENT PROCESS

A pre-application meeting is required prior to submitting an application for development.

<u>ANNEXATION</u>	<u>ZONING</u>	<u>DEVELOPMENT</u>
Application, exhibits and checklists are submitted. é	Application, exhibits and checklists are submitted. é	Application, exhibits and checklists are submitted. é
Staff reviews the application and provides corrections and revisions to the applicant. é	Staff reviews the application and provides corrections and revisions to the applicant. é	Staff reviews the application and provides corrections and revisions to the applicant. é
Notices for public hearings are published in the local newspaper. é	Notices for City Council public hearings are published in the local newspaper. Letters for Planning & Zoning Commission public hearings are mailed to adjacent property owners. é	Once the applicant meets all the requirements, staff sends a letter accepting the request. é
City Council conducts two (2) Public Hearings and may approve, deny or table the request. é	Planning & Zoning Commission conducts a public hearing on the request and makes recommendation to City Council. é	Planning & Zoning Commission considers the request and may approve, approve with changes, deny or table the request.
If approved, City Council adopts an ordinance.	City Council conducts a public hearing and may approve, approve with additional criteria, deny or table the request on first reading of ordinance. é	<u>VARIANCE REQUESTS</u> Application, exhibits and checklists are submitted. é
	If approved, City Council adopts an ordinance.	Staff reviews the application and provides corrections and revisions to the applicant. é
		Notices for a public hearing are published in the "The Cleburne Times Review" and letters are mailed to adjacent property owners. (if applicable) é
		The Board of Adjustments conducts a Public Hearing and may approve or deny the request.



City of Glen Rose ñ P.O. Box 1949 ñ Glen Rose, TX 76043

Building Inspections / Permits 254-897-2272 ext. 109

PLANNING APPLICATION

Please check the box below to indicate the type of application you are requesting:

- | | | |
|---|--|--|
| ☐ Preliminary Plat | ☐ Zoning Change | ☐ Plan Review |
| ☐ Final Plat | ☐ Planned Development | ☐ Plat Extension |
| ☐ Replat | ☐ Special Use Permit | ☐ Plat Vacation |
| ☐ Minor Plat | ☐ Annexation/Dis-annexation | ☐ Conveyance Plat |
| ☐ Amending Plat | ☐ Variance | |

Contact Information

Applicant (or Primary Contact)

Name: _____

Company: _____

Address: _____

City, State, Zip: _____

Phone: _____

Email: _____

Owner (if different from Applicant)

Name: _____

Company: _____

Address: _____

City, State, Zip: _____

Phone: _____

Email: _____

Project Information

Project Name: _____

Project Address: _____

Parcel(s) Tax ID (long or short) #: _____

Legal Description

Block: _____

Lot: _____

Abstract: _____

Addition: _____

Survey: _____

Total Acreage: _____

Existing Zoning: _____

Proposed Zoning: _____

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Reason for Request:

Attach the following:

- ____ A plat, map, sketch or drawing indicating metes and bounds description for all un platted property and all Zoning cases.
- ____ A copy of a notarized Warranty Deed showing proof of ownership to the property
- ____ A Tax Certificate must be attached with this application in order to finalize the procedure at Somervell County Courthouse.
- ____ A notarized letter from the property owner authorizing a representative to present the request, if the property owner will not be present.

I attest that the above information is true and accurate to the best of my knowledge and that I am now or will be fully prepared to present the above proposal at the Planning and Zoning Commission, Board of Adjustments and/or City Council hearing thereon. I understand that if any of the above Information is found to be wrong or inaccurate, my application may be removed from consideration prior to the time the application is voted upon by the Planning and Zoning Commission, Zoning Board of Adjustments and/or City Council.

I understand that in the event the undersigned is not present at the public hearing the Planning & Zoning Commission, Zoning Board of Adjustments and/or City Council shall have the power to dismiss the proposal either at the call of the case or after the hearing and such dismissal shall constitute a denial by the Planning & Zoning Commission, Zoning Board of Adjustments and/or City Council.

I reserve the right to withdraw this proposal. However, written withdrawal filed at any time after the giving of notice of the Planning & Zoning Commission, Zoning Board of Adjustments and/or City Council hearing shall constitute a denial by the Planning & Zoning Commission, Zoning Board of Adjustments and/or City Council.

Signature: _____

I CERTIFY THAT I AM THE LEGAL OWNER OF THE ABOVE REFERENCED PROPERTY, OR THE AUTHORIZED AGENT, AND THAT TO THE BEST OF MY KNOWLEDGE THIS IS A TRUE DESCRIPTION OF THE PROPERTY UPON WHICH I HAVE REQUESTED THE ABOVE CHECKED ITEM. I UNDERSTAND THAT I AM FULLY RESPONSIBLE FOR THE ACCURACY OF THE LEGAL DESCRIPTION GIVEN.

Signature: _____ **Date:** _____

I waive the statutory review period time limits in accordance with Section 212.009 of the Texas Local Government Code (For Plat Applications Only).

Signature: _____ **Date:** _____

OFFICE USE ONLY

DATE APPLICATION FEE PAID: _____ **DATE COURT FILING FEE PAID:** _____

CHECK #: _____ **CASH REC'D:** _____ **CHECK #:** _____ **CASH REC'D:** _____ page 19

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Zoning and Uses

Residential Use:	R-1	R-2	R-2M	R-3	R-4	MH
Accessory building	X	X	X	X	X	
Apartment or multifamily building					X	
Boarding (rooming) house					X	
Cabins or two- four unit cabins			X	X	X	
Child day care home	X	X	X	X	X	X
Condominium			X		X	
Group day care home	S	S	S	S	S	S
Group home	S	X	X	S	S	S
Guest house or quarters	X	X	X	X	X	X
Halfway house	S	X	X	S	S	S
Home occupation	(2)	(2)	(2)	(2)	(2)	(2)
Industrialized housing	X	X	X	X	X	X
Manufactured home				X		X
Manufactured home park						X
Recreational vehicle						X
Shipping containers for residential use						S
Single-family dwelling	X	X	X	X	X	
Two-family dwelling		X	X	X	X	
Three-family dwelling			X	X	X	
Four-family dwelling			X	X	X	
Retirement center					X	
Specific use						
Swimming pool (private)	X	X	X	X	X	
Tennis court (private)	X	X	X	X	X	X
Townhouse			X		X	

Schedule of District Regulations

Schedule of District Regulations

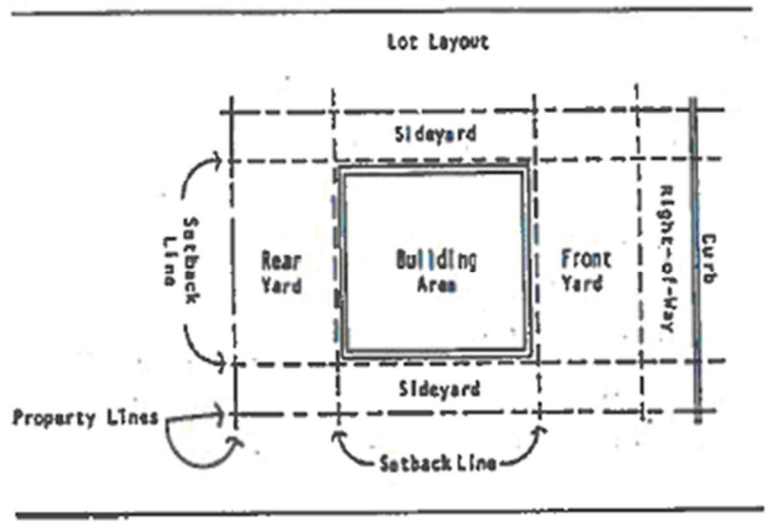
Area Regulations	R-1	R-2	R-2m	R-3	R-4	MH	B-1	B-2	B-3	I	P&R
Minimum lot area (sq. ft.)	6,600	(A)	(A)	(B)	(B)	(C)	3,000	N/A	N/A	N/A	N/A
Minimum lot width (ft.)	60	60	60	60	50	40* 60**	25	25	N/A	N/A	25
Minimum lot depth (ft.)	110	110	110	110	120	75* 100**	120	N/A	N/A	N/A	N/A
Minimum front yard setback (ft.)	25	25	25	25	25	25* 25**	(D)	(D)	N/A	20	(D)
Minimum front yard setback - Major street (ft.)	35	35	35	35	35	25* 25**	(D)	(D)	N/A	N/A	(D)
Minimum side yard setback (ft.)	7	7	7	7	7	6* 6**	(E)	(E)	N/A	(E)	(E)
Minimum side yard setback - Corner lot	25	25	25	25	25	25* 25**	20	20	N/A	20	20
Minimum rear yard setback (ft.)	25	25	25	25	25	20* 25**	(F)	(F)	N/A	(F)	(F)
Maximum height (stories)	2.5	2.5	2.5	2.5	3	1.5	3	8	8	8	2.5
Height of structure (ft.)	35	35	35	35	45	25	45	100	100	100	35
Maximum lot coverage	40%	40%	40%	40%	40%	50%	N/A	N/A	N/A	50%	N/A
Minimum Living Area- Excluding Garage	1,000	800	550	550	550	N/A* 450**	550	N/A	N/A	N/A	N/A

Notes:

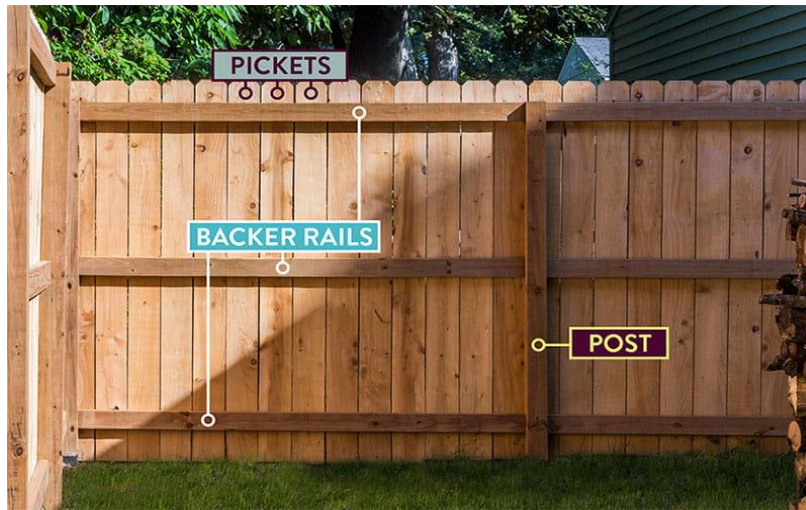
*Pertains to mobile home park.

**Pertains to individually owned mobile home lots.

Building area: The portion of the lot remaining after the required yards have been provided.



FENCING



Purpose

The city council declares that a fence ordinance is hereby necessary to provide regulations over the construction of fences, so as to insure adequate vehicular visibility and compatibility with use and appearance of businesses and neighborhoods.

Permit Required

Any person constructing a fence within the city shall make application for a fence permit with the building official.

Requirements

Any fence constructed pursuant to this article shall be constructed of material commonly intended for use in a residential or commercial fence, such as wood, vinyl, chain link or brick, or other materials deemed to be commonly accepted fencing materials by the building official.

In residential zoning districts, where erected in the front yard in front of the building setback line, solid material fences may not be higher than 30", chainlink fences and fences of solid spaced material covering no more than 50% of the fenced area may not be higher than 48", and wrought iron fences may not be higher than 60" and the pillars or posts in wrought iron fences must be spaced at intervals of 8' or more on center. Chainlink and wrought iron fences may include solid material on the lower 30" of the fence. Corner lot fences may be 72" high on the side street side of the property from the front building setback line to the rear property line, as long as the fence does not materially impede vision above 30" above ground level within 30' either side of the intersection of the front and side streets or 30' either side of where the neighbor's driveway intersects the side street. No fence may encroach into a right-of-way. A drawing clarifying the line of sight to be maintained at the intersection of the front and side street and side street and neighbor's driveway is included as exhibit A attached to Ordinance 2019.10.14B and incorporated herein for all purposes. Commercial and industrial fences required or screening or protection must submit site plan and detailed fence plans and have them approved by the building official.

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Glen Rose: A welcoming and unique family-oriented community committed to preserving our natural beauty and historic small-town charm.

Pools

In Ground or Above Ground



We will need the following:

- Site plans ñ Show all lot lines, building lines, setbacks and Public Utility easement locations. Also include existing outbuildings. City Ordinance states the swimming pool cannot be any closer than 8 feet from any property line. Any plans for decks or patios.
- Structure plans ñ type of construction, dimensions, depth etc. drawn to scale, & pool edge details.
- Electrical Plans ñ Wiring shall comply to the 2018 IRC and 2017 NEC. Please attach an approved release from the electric company.
- Mechanical Plans ñ Volume, system flow rate in gallons per minute and turnover in hours, type & size of filtration system. Type of pool/spa heater. Location of main outlet, surface skimmers, and inlets. Size and length from source to heater and routing of gas line (if used).
- Fencing ñ Shall comply with 2018 IRC.

Accessory Buildings, Carports, Garages



R-1, R-2, R-2m, R-3, R-4 Residential Districts

Minimum setback requirements for carports and accessory buildings. Detached accessory buildings shall be located within the rear portion of the lot and shall not exceed one story in height, nor shall any structure be located closer than 3 feet to the main building nor 4 feet to a side lot line, nor closer than 5 feet to any rear lot line nor closer than 10 feet to any side street. Small structures of 200 square feet or less may be placed anywhere in the rear half of the lot.

Manufactured Home Residential District

Minimum setback requirements for carports and accessory buildings. Carports or other detached accessory buildings shall be located within the rear portion of the lot and shall not exceed one story in height, nor shall any such structure be located closer than 15 feet to the main building nor closer than 4 feet to a side lot line, nor closer than 10 feet to any rear lot line nor closer than 10 feet to any side street.

LANDSCAPING



Planting Requirements

Commercial or institutional buildings. Any new permit that is issued for a commercial or institutional building inside the city limits must provide for the following:

- A minimum of two 2-inch caliper trees per new building of 2,500 square feet or smaller;
- Two 2-inch caliper trees for each additional 2,500 square feet of building;
- A minimum of ten 1-gallon or larger shrubs for each building of 2,500 square feet or smaller;
- Ten 1-gallon or larger shrubs for each additional 2,500 square feet of building; and
- A landscaped area equivalent to a minimum of 90 square feet per 10 parking areas, in addition to the requirements of subsections (1)(A) and (B) above. Landscape shrubs, ground cover and trees are acceptable for these areas.

Multifamily and apartments. Any new permits to be issued for these types of structures shall comply with the same requirements as a commercial permit.

Residential housing. Any new permit issued for any residential occupancy must provide for the following:

- A minimum of two 2-inch caliper trees to be planted on the street side of the property. Existing trees may count toward compliance with this section;
- A minimum of 10 landscape shrubs to be planted for buildings up to 1,500 square feet; and
- A minimum of 10 landscape shrubs to be planted for each additional 1,500 square feet of building space.

Landscape Plan

Any proposed building shall be shown on a landscape plan indicating the location of existing and proposed buildings, parking areas, locations and types of landscaped areas, and watering devices. The plan shall be submitted to the building official or designee at the time of application for a building permit. The building official or designee shall review and approve the landscape plan prior to approval of any building permit for the property.

Measurement Of Trees

Unless specified otherwise, tree caliper shall be measured at a height of 12 inches above the ground; provided, however, that for trees with a trunk diameter of less than 4 inches at a height of 12 inches, tree caliper shall be measured at a height of 6 inches above the ground. Multi-trunk trees shall be measured with the largest trunk at full caliper added to 1/2 of the remaining trunks at caliper.