



ORDINANCE NO. 3313

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE CODE OF ORDINANCES, CHAPTER 56, "PROPERTY MAINTENANCE," ARTICLE II, "HEALTH AND SAFETY REQUIREMENTS", DIVISION 3, "STANDARDS," SECTION 56-82, "EXTERIOR OF STRUCTURE," BY AMENDING SUBSECTION (f); PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE, PROVIDING A SAVINGS CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); AND PROVIDING FOR AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS:

SECTION 1. That the Code of Ordinances of the City of Farmers Branch, Texas, be and the same is hereby amended by amending Chapter 56, "Property Maintenance," Article II, "Health and Safety Requirements", Division 3, "Standards," Section 56-82, "Exterior of structure," in part, by amending subsection (f), to read as follows:

"Sec. 56-82. - Exterior of structure.

...

- (f) Roofs and roof drainage. The roof, roof coverings and flashing on a building shall be maintained in good repair. Roof coverings shall be sound, tight and not have defects or evidence of deterioration. Repairs made to roofs shall be completed in a workmanship like manner and repair material shall match the existing roof material. Roof drainage shall be adequate to prevent ponding on the roof, dampness or deterioration in the exterior walls or interior portions of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Runoff water shall not be discharged in a manner that creates a public nuisance."

SECTION 2. That all provisions of the ordinances of the City of Farmers Branch in conflict with the provisions of this ordinance be, and the same are hereby, repealed, and all other provisions of the ordinances of the City of Farmers Branch not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3. Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Ordinance as a whole.

SECTION 4. An offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Code of Ordinances, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 5. That any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 6. This ordinance shall take effect from and after its passage and the publication of the caption of said ordinance as the law and the City Charter in such cases provides.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, ON THE 18TH DAY OF NOVEMBER, 2014.

ATTEST:

APPROVED:

Angela Kelly, City Secretary

Bob Phelps, Mayor

APPROVED AS TO FORM:

Peter G. Smith, City Attorney
(PGS:11-6-14:TM 69027)