

CITY OF HUMBLE

ORDINANCE NO. 16-791

AN ORDINANCE OF THE CITY OF HUMBLE, TEXAS AMENDING CHAPTER 12, "BUILDINGS AND BUILDING REGULATIONS," BY AMENDING ARTICLE XI "DEVELOPMENT STANDARDS", SECTION 500 "EXTERIOR CONSTRUCTION REQUIREMENTS FOR NON-RESIDENTIAL AND MULTIFAMILY RESIDENTIAL BUILDINGS"; SECTION B "DEFINITIONS" AND SECTION C "EXTERIOR CONSTRUCTION REQUIREMENTS"; MAKING CERTAIN FINDINGS; AND PROVIDING FOR SEVERABILITY.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HUMBLE, TEXAS, THAT:

Section 1. The Code of Ordinances of the City of Humble, Texas, is hereby amended by Amending Chapter 12, Article XI, Section 500 b thereof to read as follows:

Sec. 12-500 Exterior Construction Requirements for Non-Residential and Multifamily Residential Buildings.

b. Definitions.

- (1) Multifamily Residential Building shall mean a building or group of buildings including townhomes and condominiums containing three (3) or more attached dwelling units on a single lot.
- (2) Duplex shall mean the use of a lot with one building designed for and containing not more than two separate dwelling units with facilities for living, sleeping, cooking and eating therein.
- (2) Dwelling Unit shall mean a single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation as defined by Chapter 2, Section 202 of the International Building Code.
- (3) Non-Residential Building shall mean those buildings utilized for use other than single family, two-family and multiple family dwelling, or buildings for accessory use that are 120 square feet or more in area.
- (4) Masonry Materials shall mean and include that form of construction defined below and composed of clay brick, stone, decorative concrete block, rock or other materials of equal characteristics laid up unit by unit set in mortar.

- (5) Brick shall mean to include kiln fired clay or shale brick manufactured to ASTM C216 or C652, Grade SW, can include concrete brick if the coloration is integral, shall not be painted, and is manufactured to ASTM C1634; minimum thickness of two and one quarter inches when applied as a veneer, and shall not include underfired clay or shale brick.
- (6) Stone shall mean to include naturally occurring granite, marble, limestone, slate, river rock, and other similar hard and durable all weather stone that is customarily used in exterior building construction; may also include cast or manufactured stone product, provided that such product yields a highly textured stone-like appearance, its coloration is integral to the masonry material and shall not be painted on, and it is demonstrated to be highly durable and maintenance free; natural or manmade stone shall have a minimum thickness of two and five eights inches when applied as a veneer.
- (7) Decorative Concrete Block shall mean to include highly textured finish, such as split faced, indented, hammered, fluted, ribbed or similar architectural finish; coloration shall be integral to the masonry material and shall not be painted on; minimum thickness of three and five eighths inches when applied as a veneer; shall include light weight and featherweight concrete block or cinder block units.
- (8) Precast Concrete Panels shall mean products associated with Tilt Up Wall Construction.

The following materials shall not qualify nor be defined as “masonry construction” in meeting the minimum requirements for exterior construction of multifamily residential dwelling, unless specifically approved by variance:

- Stucco, exterior plaster adobe or mortar wash surface material.
- Exterior insulation and finish systems (EIFS), acrylic matrix, synthetic plaster, or other similar synthetic material.
- Cementitious fiber board siding (such as “Hardy Plank” or “Hardy Board”).

Section 2. The Code of Ordinances of the City of Humble, Texas, is hereby amended by Amending Chapter 12, Article XI, Section 500 c (1) thereof to read as follows:

Sec. 12-500 Exterior Construction Requirements for Non-Residential and Multifamily Residential Buildings.

- c. Exterior Construction Requirements.
 - (1) Multifamily Residential Building and Duplex Development. All principal and accessory buildings permitted for construction on or


after the adoption of this chapter shall have at least eighty percent (80%) of the total exterior walls, excluding doors and windows, constructed of brick, stone, or a combination of both materials.

Section 3. In the event any clause phrase, provision, sentence, or part of this ordinance or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Humble, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

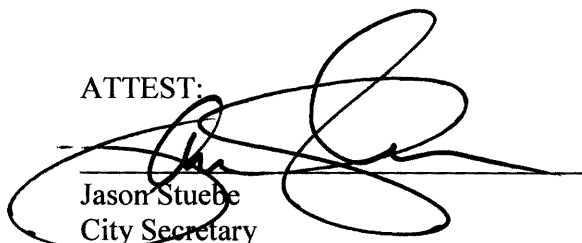
Section 4. That, this ordinance supersedes all ordinances or parts of ordinances in conflict with the provisions stated herein.

Section 5. That this ordinance shall become effective upon its adoption.

PASSED, APPROVED, AND ADOPTED this 8th day of December 2016.



Merle Aaron
Mayor

ATTEST:


Jason Stuebe
City Secretary

