

Jersey Village Masonry Ordinances

PART II CODE OF ORDINANCES

CHAPTER 14 BUILDING AND DEVELOPMENT*

ARTICLE I. IN GENERAL

Sec. 14-5. Definitions.

Masonry means that form of construction composed of stone, brick, concrete, hollow clay tile, decorative concrete block or tile, glass block or other similar building units or materials or a combination of these materials laid up unit by unit and set in mortar. For the purposes of this definition, true stucco is considered *masonry*.

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Sec. 14-88. Regulations that apply to all districts.

b. All walls shall be constructed of a solid unpierced *masonry* material with the surface facing the residential lots constructed of a common or face brick, decorative block or similar material that is compatible with the principle buildings in the adjacent residential areas. Similar material shall not include smooth face concrete *masonry* blocks or units. *Masonry* walls shall be erected on a concrete foundation of adequate strength and shall be not less than four inches wider than the wall to be erected.

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Sec. 14-104. Regulations for district M (multi-family dwelling district).

c. *Construction.* The exterior walls on all primary buildings in district M shall be at least 40 percent *masonry* construction to the top elevation line of the building sides of the first floor. The style and quality of all accessory structures shall conform to the standards of the primary structure(s).

d. *Other regulations*

- (1) *Parking requirements.* See table 14-11 (section 14-283) off-street parking standards. All parking should be ground level.
- (2) *Screening.* Refuse containers or like equipment outside of an enclosed space shall be screened from public view, either from adjacent buildings or adjacent property, both private and public. Such screens shall be permanent and opaque and of wood,

metal or *masonry* material and shall be at least as high as the screened object, and in no case shall be less than six feet in height.

- (3) *District size.* Any multi-family dwelling district shall contain not less than 100 acres of land.
- (4) *Fences.* Perimeter fences shall be a minimum of eight feet in height, and shall be permanent and must be one of the following types: redwood, cedar, wrought iron, brick or *masonry*.

(Ord. No. 95-04, § 1(303.4), 12-13-94; Ord. No. 99-05, § 6, 2-15-99)

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Sec. 14-101. Regulations for district A (single-family dwelling district).

- c. *Construction.* The exterior walls on all residences in district A shall be at least 75 percent *masonry* construction to the top elevation line of the building sides of the first floor. The style and quality of all carports, detached private garages and freestanding structures constructed after a certificate of occupancy shall conform to the original structure; provided, however, that only utility structures may have metal facades.

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Sec. 14-103. Regulations for district C—Townhouse/patio home district.

- (1) Exterior walls shall have at least 75 percent *masonry* construction to the top elevation line of the building sides of the first floor.
- (2) Townhouses:
 - a. At least one wall of the living unit must be wholly coincident with the zero line
 - b. Walls coincident with zero property lines must be *masonry* without openings. If an open court is placed on the zero property line, a minimum of six feet high *masonry* wall shall enclose the side of the court coincident with the zero property line.
- (3) Garden/patio homes:
 - a. At least one wall of the living unit must be wholly coincident with the zero line

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Townhouses: Walls coincident with zero property lines must be *masonry* without openings. If an open court is placed on the zero property line, a minimum of six feet *masonry* wall shall enclose the side of the court coincident with the zero property line.

Garden/Patio Homes: The wall that is coincident with or less than five feet to a property line must be *masonry* without openings.

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