

Other Requirement



Permit Requirements

Anyone who constructs, alters, repairs, or enlarges, move, or demolishes a building or structure, or part thereof, or any appurtenances connected or attached thereto must obtain a permit.

Permits are also required for the installation of any heating, air conditioning / ventilation system, mechanical, electrical or plumbing system. Building permits are required for roof replacements / repairs if the project involves repairs to more than one-third (1/3) of the building's roof area.

The construction of any accessory structure (other than a fence) larger than 10' x 10' requires a building permit.

Only properly licensed contractors may obtain permits or perform work in City of Ennis. However, homeowners may be permitted to perform work on their own personal residence or residential property. Any electrical, plumbing, or mechanical work being performed by a homeowner on a house must be approved by the Inspections Department.



Raw sewage

Sewage run-off violations.
Illegal sewage connections.



Obstructions

Public right-of-way obstructions such as basketball hoops, trees, bushes, fences or furniture.



Substandard Housing

Occupying building, portions, or garages, for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancies.

Food/Vending Violations

Illegal food/ vending

It is illegal to sale or provide food to the public without a health permit issued by the health department. A license is required to vend general merchandise such as pottery, jewelry, crafts, religious items, dolls, watches, socks, caps, toys, CDs and video cassettes.

'Cleaner, Healthier, Safer, Vibrant Neighborhoods'

Why is Code Enforcement Important?

Whether you're a homeowner, tenant or landlord having pride in the community and pride in your home is the foundation of a great city. It helps keep neighboring property values high and the integrity of neighborhoods intact. This brochure is intended to educate residents and raise awareness on the importance of maintaining properties in order to protect property values, livability and the quality of a neighborhood.

What is Code Enforcement?

The Code Enforcement division's primary goal is keeping Ennis a clean, healthy, safe, and beautiful place to live. Code Enforcement staff is responsible for the implementation of many sections of the city's Code of Ordinances. Ordinances are local laws which exist to promote our community standards, safeguard the quality of life for our residents, and protect housing investments for years to come. The code of ordinances for the City of Ennis governs many things, including, but not limited to, property maintenance, nuisances, signage, and zoning. Code Enforcement staff responds to inquiries and complaints regarding code issues. If a violation of the code is found to exist, typically a letter will be sent which outlines the steps that need to be taken to correct the violation.

Voluntary Compliance

The goal of the Health Department's Code Enforcement Division is to gain voluntary compliance of municipal codes adopted by the City of Ennis. Voluntary cooperation with the established standards is strongly encouraged by City staff because it is efficient and cost effective.

Educational Process

Staff will explain the violation(s) that have been identified and encourage the responsible party to remedy the issue in a timely manner. "Enforcement" is typically applied only after attempts to gain voluntary compliance have been unsuccessful.

Inspections, notices of violation and hand delivered notices are executed and sent to the property owner, tenant, or parties in control of the property in order to provide sufficient and reasonable notice to resolve the violation. Inspections are conducted throughout the City on a daily basis or as required.

Privileged liens, citations to municipal court, city attorney prosecution and court ordered abatement proceedings may be applied in order to abate and correct the violation.

To report a Code Violation or Concern you may contact the **Department of Health Services** at:
In Person – 105 S. Preston St. Ennis, TX 75119
By Phone – 972-875-6442
By Fax – 972-875-8540
By Email – healthdept@ennistx.gov

CITY OF ENNIS

Department of Health Services

Code Enforcement Division



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Department of Health Services Code Enforcement Division

*Building Cleaner,
Healthier, Safer, Vibrant Neighborhoods*



Property Violations



Unsafe or Dilapidated Structures

All buildings (residential and non-residential) must meet minimum standards for maintenance. All are required to be in good general condition (both interior and exterior) and maintained in a clean, safe and sanitary condition.

Premises Identification

All buildings within the City of Ennis should have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers must contrast with their background and be Arabic numerals or Alphabet letters. All numbers are required to be a minimum of 4 inches high with a minimum stroke width of 0.5 inch.

Property Maintenance

Unless authorized within a zoning district, it is unlawful for any person to allow, permit, conduct or maintain objectionable, unsightly or unsanitary conditions, items. Likewise, it is unlawful to allow situations or events on any portion of a lot or tract, outside of an enclosed structure, visible from a public street or adjacent property, or under a carport or covered patio or other projecting overhang.

High Grass and Weeds

Grass, weeds, uncultivated vegetation and ground cover must be kept below 12 inches in height. This also includes maintaining any adjoining alleyway or utility easement to the centerline. Vacant lots must also be maintained to the same standards. The purpose of this is to prevent weeds or grass from becoming a nuisance or fire hazard.

Fences

All fences must be maintained in good condition. A fence may be erected without a permit if the overall height is less than eight (8) feet. Any fence eight (8) feet or taller in height will require a permit from the Inspections Department. Before erecting any fence you must contact the Inspections Department to ensure proper setback requirements and other zoning requirements are met. 972-875-6442.

Mosquitos Breeding

The presence of mosquito larvae in standing water is evidence that mosquitoes are breeding there, and the condition must be correct to prevent it within 5 days after notice by health officer or his authorized agent or representative shall be deemed a violation.

Tires, barrels, planters, buckets, excessive water run-off, broken sprinklers, and stagnant / green pools are some examples of areas where mosquitos breed.



Unsanitary Conditions

Owners of any premises shall maintain the property in a safe and sanitary condition, free from conditions that would be hazardous to public health and safety. This includes the proper disposal of trash and garbage. To arrange a "special pick up" of any bulk waste, please contact the Public Works Department at 972-875-1234.



Illegal Dumping

Illegal dumping is the disposal of waste, trash, junk, furniture, tires, construction materials or debris, etc., in unauthorized or undesignated areas is prohibited. Illegal dumping is commonly found in uninhabited or otherwise deserted areas, vacant lots, along roadways, in alleys and at construction sites. Illegal dumping is a crime and should be reported to the Police or Health Department.



Graffiti

An owner of a building or structure shall remove any graffiti. Notification for graffiti violations is sent to the owner by certified mail and the owner has fifteen (15) days to remove the graffiti.

Vehicle Violations



Junked Motor Vehicles

Except as otherwise permitted by the Zoning Code, inoperable, unlicensed, unregistered, dismantled or junked motor vehicles cannot be openly parked, kept or stored on any premises. Such vehicles must be stored inside of a building where such vehicle(s) is concealed from public view. An open carport, tarp or car cover does not constitute proper storage.



Repairing Vehicles on Residential Property

Only minor repairs of motor vehicles can be done on residential property. The repairs must be to vehicles owned by either the owner-occupant or their tenant. Major repairs that require dismantling the vehicles major components is prohibited. Repair or stripping of vehicles by individuals engaged in an auto repair business in a residential zone district is prohibited.



Antique or special interest vehicles

An antique vehicle is a passenger car or truck that is at least 25 years old. Special interest vehicles can be a vehicle of any age that has not been changed from original manufacturer's specifications and, because of its historic interest, is being preserved. These vehicles may be stored by a motor vehicle collector or hobbyist on their property if they are screened from ordinary public view. These vehicles must also be parked on an improved surface.



Parking and Paving Requirements

All vehicles must be parked on a hard surface, containing asphalt, concrete or gravel. At no time, can a vehicle be parked on an unimproved surface, such as grass or dirt. Before erecting a parking surface, please contact the Inspections Department at 972-875-6442.

Zoning Violations



Home Occupations in Residential Zoned Area

A home occupation is an occupation that is customarily carried on in the home by a member of the occupant's family. **Prohibited uses:** Vehicle repair, appliance repair, retail sales or similar activities



Illegal Use of Property

All parcels have been assigned a zoning category and their use must be consistent with that assigned zoning code. Common categories are R- Residential, C-Commercial District, etc. Failure to use a property not consistent with its zone category is prohibited.



Yard and Garage Sales

A yard or garage sale sign may not be placed upon any utility pole, traffic sign or placed in any City or State right-of-way. Such signs may not be placed off premises and may only be placed at the location of the sale.

Animal Violations



Fowl & Livestock

Fowl (chickens, ducks etc.) must be kept in an enclosure, pen, coop or cage at least one hundred (100) feet to any inhabited dwelling on residentially zoned property. Livestock (horses, cattle, goats etc.) must be kept in an enclosure, pen or shed at least two hundred fifty (250) feet to any inhabited dwelling on residentially zoned property. All manure or refuse must be cleaned up promptly and removed from the vicinity after each cleaning.



Dogs running at large prohibited

It is unlawful for any owner of a dog, to permit the animal to run at large on premise or off premise within the city.



Proof of vaccination (Rabies)

It is unlawful for any owner of a dog or cat to fail or refuse to exhibit a copy of the certificate of vaccination upon demand of the local rabies control authority, health official, animal control officer, or police officer.



Animal Welfare

No owner shall leave any animal in any standing or parked vehicle in such a way as to endanger the animal's health, safety or welfare.

Animal Welfare

No owner shall fail to provide an animal in his/her care with sufficient good and wholesome food, water, and adequate housing to protect from the .

