

CITY OF MESQUITE
EXTRATERRITORIAL JURISDICTION (ETJ) APPLICABLE STANDARDS

ETJ Development Requirements	Multi-Family, Commercial, Industrial	Single Family, Duplex
Site Planning, Landscaping, Parking Standards (Zoning Ordinance)	<i>Does not apply unless specified by development agreement¹</i>	
K20 Development Code Appendix C	<i>Does not apply unless specified by development agreement</i>	
Subdivision Ordinance ² Code Appendix B	APPLIES unless a written exception is granted³	
Grading Ordinance Code Chapter 11-50 thru 11-57	<i>Does not apply unless specified by development agreement</i>	
Drainage Ordinance Code 11-121 thru 11-209	APPLIES when Subdivision Ordinance applies⁴	
Driveway and Access Ordinance Code 15-150	APPLIES	
City Water Standards Code Appendix B	APPLIES	
City Sewer Standards Code Appendix B	APPLIES	
International Residential Code IRC 2015 5-467	NA ⁵	APPLIES
International Building Code IBC 2015 5-26	APPLIES	NA
International Plumbing Code IPC 2015 5-186	APPLIES	NA
International Mechanical Code IMC 2015 5-316	APPLIES	NA
National Electric Code NEC 2014 5-336	APPLIES	
International Fuel Gas Code IFGC 2015 5-465	APPLIES	NA
International Energy Conservation Code IECC 5-469	APPLIES	NA
International Fire Code IFC 2015 6-1 thru 6-6	<i>Does not apply unless specified by development agreement⁶</i>	
International Property Maintenance Code IMPC 7-1 thru 7-3	<i>Does not apply unless specified by development agreement</i>	
Community Appearance Manual 11-500 thru 11-502	<i>Does not apply unless specified by development agreement</i>	
Sign Code 13-1, et seq.	APPLIES	

¹Development agreements as of October 2016 include: Polo Ridge, Heartland Town Center, and 43.035 agreements for C. Gordon (1), J. Dozier (2), L. Wallace (2), G. Shipley (1), H.C. and P. White (1), C.C. and M. White (2)

²The City of Mesquite has the exclusive authority to administer all subdivision and related permits by interlocal agreement with Kaufman County, dated April 1, 2002.

³An exception from the platting and related requirements of the Subdivision Ordinance must be obtained in writing from the Mesquite Director of Planning & Development Services. The City shall withhold issuance of any and all building permits until platting occurs or an exception is granted.

⁴In addition, the Building Official may, in conjunction with a building permit application, require an applicant to provide flood hazard location data in order to determine whether a proposed development is designed and constructed with methods, practices and materials that minimize flood damage.

⁵NA = The referenced code is Not Applicable to the type of construction.

⁶Provisions of the International Fire Code may apply to the extent they are included in the International Building Code or International Residential Code.