



Life Connected.

Flatwork Packet

Codes and Design Criteria

All construction and engineering shall meet or exceed 2021 IRC, 2023 NEC and 2021 IECC energy code standards and City of Celina zoning etc.

Flatwork & Pavers

- Residential Permit Application <https://www.celina-tx.gov/DocumentCenter/View/9892/Residential-Application-2022?bidId=>
- HOA letter
- Provide survey/plot plan showing proposed location of the flatwork and distance from flatwork to all property lines (Flatwork must be 3 feet from all property lines)
- Show existing structures on lot (house, shed, pool etc.)
- List concrete PSI and rebar size and spacing on the plans (must be #3 Rebar 16 inches O.C.)
- Engineer letter is required if capping or doweling into the existing foundation

Contractor Requirements

- Contractors must register with The City <https://www.celina-tx.gov/DocumentCenter/View/5672/Contractor-Registration-2022?bidId=>
- You will need to register as a contractor to get access to **MYGOV**. You can register as a contractor here: https://app.mygov.us/lr/citizen/request_license.php?citiesID=767&modulesID=1

This handout is for informational purposes only and should not be relied on in place of official regulations and/or policies. The CITY OF CELINA makes no representations, guarantees, or warranties as to the accuracy, completeness, currency, or suitability of the information provided via the handout. Customers and citizens are personally responsible for complying with all local, state, and federal laws pertaining to projects within the city. Copies of the CITY OF CELINA adopted Codes and Zoning Ordinances can be found on the city website at

www.celina-tx.gov or at the CITY OF CELINA City Hall at 142 N. Ohio St, Celina, Texas.



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14.03.201.General Information and Regulations for Accessory Structures.

(8) Patios and flatwork regulations (concrete or pavers).

- (A) All patios, grading, and other residential flatwork require a building permit.
- (B) All new parking, drives, and approaches shall be constructed with concrete to the city's engineering design criteria;
- (C) Any flatwork, foundation, or slab greater than 200 square feet shall be drawn to city standards and may require an engineer's seal;
- (D) Flatwork shall be set back a minimum of three (3) feet from any property line;
- (E) Flatwork is not allowed in the front yard area, unless the flatwork is for a driveway for a front-loading garage. This shall not be interpreted to allow for enlarged driveways, whose width should match the width of the enclosed garage and not be expanded into the side yard setback;
- (F) Nothing within this section allows the creation of a drainage hazard or issue, and all flatwork shall be sloped or graded to drain;
- (G) Paving is limited to twenty percent (20%) of total lot coverage, including the driveway but not including any patio, walkway, pool deck, sports courts or other paved feature; and
- (H) A residential property shall continue to maintain the majority of each of its yard in living landscape, as required by the landscape ordinance and administered by the director of development services. Mulch, gravel, rock gardens, decorative stone, and similar material may be used for decorative patterns, beds, erosion control, and in other limited application with associated landscaping; however, their use shall not be the predominant groundcover.

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