

CHAPTER 3 BUILDING & CONSTRUCTION**ARTICLE 3.200 MANUFACTURED HOMES AND RECREATIONAL VEHICLES****ARTICLE 3.200 MANUFACTURED HOMES AND RECREATIONAL VEHICLES****Sec. 3.201 Purpose**

The city council finds that properly planned and operated recreational vehicle communities (i.e., recreational vehicle (RV) parks): (1) promote the safety and health of the residents of such communities and of other nearby communities; (2) encourage economical and orderly development of such communities and other nearby communities. It is, therefore, declared to be the policy of the city to eliminate and prevent health and safety hazards and to promote the economical and orderly development and utilization of land by providing for planned and supervised recreational vehicle communities by providing for the standards and regulations necessary to accomplish these purposes. The Manufactured Homes Article is hereby amended in order to achieve orderly development of recreational vehicle parks (RV parks), to promote and develop the use of land to minimize possible impacts, and to promote the health, safety and general welfare of the public. As amended, this article shall apply to any manufactured home or recreational vehicle park located or to be located within the city limits, sets fees, and defines penalties for violating this Article as amended.

ARTICLE 3.200 MANUFACTURED HOMES AND RECREATIONAL VEHICLES**Sec. 3.202 Definitions**

City Building Inspectors. Building inspector and fire marshal.

Event Only RV Park Area. Designated area reserved for use during an event in the area of the RV Park. Use of the area shall be limited to ten (10) days per event.

HUD-Code Manufactured Home.

- (1) A structure:
 - (A) Constructed on or after June 15, 1976, according to the rules of the United States Department of Housing and Urban Development;
 - (B) Built on a permanent chassis;
 - (C) Designed for use as a dwelling with or without a permanent foundation when the structure is connected to the required utilities;
 - (D) Transportable in one or more sections; and
 - (E) In the traveling mode, at least eight body feet in width or at least 40 body feet in length or, when erected on site, at least 320 square feet;

- (2) Includes the plumbing, heating, air-conditioning, and electrical systems of the home; and
- (3) Does not include a recreational vehicle as defined by 24 C.F.R. Section 3282.8(g).

Industrial Housing.

- (1) Industrialized housing is a residential structure that is:
 - (A) Designed for the occupancy of one or more families;
 - (B) Constructed in one or more modules or constructed using one or more modular components built at a location other than the permanent site; and
 - (C) Designed to be used as a permanent residential structure when the module or the modular component is transported to the permanent site and erected or installed on a permanent foundation system.
- (2) Industrialized housing includes the structure's plumbing, heating, air-conditioning, and electrical systems.
- (3) Industrialized housing does not include:
 - (A) A residential structure that exceeds three stories or 49 feet in height as measured from the finished grade elevation at the building entrance to the peak of the roof;
 - (B) Housing constructed of a sectional or panelized system that does not use a modular component; or
 - (C) A ready-built home constructed in a manner in which the entire living area is contained in a single unit or section at a temporary location for the purpose of selling and moving the home to another location. Added by Acts 2001, 77th Leg., ch. 1421, section 2, eff. June 1, 2003.

Manufactured Home or Manufactured Housing. A HUD-code manufactured home.

(Ordinance adopted 4/18/11)

Manufactured Home Park. Any tract of land four (4) acres or more, single ownership, developed or used for the purpose of accommodating more than one nontransient manufactured home occupied for dwelling or sleeping purposes, whether or not a charge is made for such accommodations. (Ordinance adopted 1/23/12)

Manufactured Housing or Recreational Vehicle Lot or Site. A plot of ground within a manufactured home or recreational vehicle park intended for the accommodation of one manufactured home or recreational vehicle.

Mobile Home.

- (1) A structure:
 - (A) Constructed before June 15, 1976;

- (B) Built on a permanent chassis;
 - (C) Designed for use as a dwelling with or without a permanent foundation when the structure is connected to the required utilities;
 - (D) Transportable in one or more sections;
 - (E) In the traveling mode, at least eight body feet in width or at least 40 body feet in length or, when erected on site, at least 320 square feet; and
- (B) Includes the plumbing, heating, air-conditioning, and electrical systems of the home.

Person. Any natural individual, firm, trust, partnership, association or corporation.

Recreational Vehicle. A motor vehicle primarily designed as temporary living quarters for recreational camping or travel use. The term includes a travel trailer, camping trailer, truck camper, and motor home.

(Ordinance adopted 4/18/11)

Recreational Vehicle or RV Park. Any tract of land under single ownership, two (2) or more acres in size, developed or used for the purpose of accommodating more than one recreational vehicle occupied for dwelling or sleeping purposes, whether or not a charge is made for such accommodations. A recreational vehicle park is a unified development of recreational vehicle spaces provided for recreational vehicle use, with or without community facilities and permitted buildings. (Ordinance adopted 1/23/12)

Service Building. A building providing toilets, lavatories, showers and such other facilities as may be necessary to provide the facilities necessary for accommodating recreational vehicles.

Stand or Pad. That improved area within a manufactured home or recreational vehicle lot that is intended for the placement or location of a manufactured home or recreational vehicle. Such stand or pad may be constructed of concrete having a thickness of not less than four inches (4") or of compacted gravel-caliche having a thickness of not less than six inches (6") and may be in the form of a single slab or two strips or runners; the dimensions of such stand or pad shall provide adequate support for the blocks or jacks required for installing the manufactured home. The area of such runners shall be contoured to prevent accumulation of surface drainage.

Skirt. Concealment from view of the undercarriage on all sides of a mobile home or manufactured home. Skirting must be accomplished with metal, vinyl or other material approved by the city inspectors.

ARTICLE 3.200 MANUFACTURED HOMES AND RECREATIONAL VEHICLES

Sec. 3.203 Prohibited Parking

- (a) It shall be unlawful for any person to park permanently any manufactured home, mobile home, or recreational vehicle on any street, alley, highway, or other public place within the corporate limits of the city. It shall be unlawful for any person to temporarily park a manufactured home or mobile home on private property for more than 72 hours.
- (b) No person shall use or occupy a manufactured home or recreational vehicle as a place of business on any tract of ground within the corporate limits of the city, except as an office in

a manufactured home park, a manufactured home sales lot, recreational vehicle park, or as a temporary office or watchman's quarters at a construction site, provided any such unit so used is connect to an approved sewage disposal system and other public utilities.

(c) Subject, nevertheless, to the provisions of Section 3.211 hereinafter set forth, no person shall use or occupy any manufactured home for living or sleeping purposes on the same lot or parcel of land with a residence building, whether the latter be occupied or unoccupied, nor on any vacant tract of land or lot which is not a part of an approved manufactured home park within the city. It shall be unlawful to connect or extend any public utilities to any manufactured home unless such unit is located in an approved manufactured home park or has been permitted per Section 3.211.

(d) No person shall use or occupy any manufactured home or recreational vehicle equipped with self-contained plumbing fixtures unless such fixtures are connected to the city sewer or other approved sewage disposal system. Such complete self-contained potable system and connections to city or other sewer disposal systems shall comply with all city and state plumbing requirements, and shall be subject to permit requirements and inspections by the city plumbing inspector.

ARTICLE 3.200 MANUFACTURED HOMES AND RECREATIONAL VEHICLES

Sec. 3.204 License Required

(a) It shall be unlawful for any person to maintain or operate within the city, any manufactured home or recreational vehicle park unless such person shall first have obtained a license therefor.

(b) Application for such manufactured home or recreational vehicle park license shall be filed with the city secretary along with an application fee as provided in Appendix A to this code. Such application shall be in the form furnished by the city and shall be signed by the owner. Before issuing any such license the city secretary shall submit in writing the application to the building inspector and city planning and zoning commission for endorsement indicating compliance with applicable codes and ordinances or the indication, of conditions under which such license may be approved.

(c) Within five (5) days of the application, the applicant shall send a written notice of at least thirty (30) days notice by Certified United States Mail, return receipt requested, to all adjoining property owners; copies of such notices shall be filed with the city secretary within five days of mailing. Should a written objection in response to the notice to adjoining property owners be received by the city within the thirty (30) days written notice period, the application shall be denied.

(d) Applications for initial licensing of parks in existence at the time this article becomes effective shall be accompanied by a plot plan showing property boundaries, interior drives, and individual manufactured home or recreational vehicle lots, and any other structures located on the property.

(e) Application for initial licensing of new parks shall be endorsed by the chairperson of the planning and zoning commission showing the approval of the site plan by the planning and

zoning commission; also, by the city building inspectors indicating approval of all plans and specifications for improvements to be installed, as well as compliance with all applicable codes and ordinances of the city.

(f) The annual license fee for each approved manufactured home or recreational vehicle park shall be as provided for in the fee schedule found in the appendix of this code. The annual license renewals in this and the other ordinances provided shall be due on the first day of July of every year. All existing license renewals and new applications will be due on July 1st. All accounts delinquent over thirty days will have all city services disconnected and be subject to a late charge as provided for in the fee schedule found in the appendix of this code. All manufactured homeowners renting space within the manufactured home park will be notified by certified mail of all alleged manufactured home ordinance violations.

(g) Upon application for a manufactured home or recreational vehicle park license or upon renewal for such license or upon changes being made, the owner or operator of such manufactured home or recreational vehicle park must present a plat to the city to be filed with the city secretary showing parking spaces and areas for the manufactured homes or recreational vehicles, showing in detail the width and length of each stall or space where a manufactured home or recreational vehicle is to be parked, and designating each space or stall to be used as either a manufactured home or a recreational vehicle space.

(h) Upon a revision thereof, such revised plat must be presented to the city secretary before placing into effect such revised system. Until this is done and approved by the proper officials of the city, such renewal will not be granted and/or utilities will not be furnished by the city for such revised spaces until such plat has been presented to the city secretary and approved.

(i) Annual renewal of all licenses shall be conditioned on an inspection of the premises by the city building inspectors, indicating compliance with all applicable codes and ordinances, conformance with any site plan requirements as may have been established by the planning commission, and satisfactory maintenance or required facilities.

(j) Application for transfer of any outstanding license shall be accompanied by a fee as provided for in the fee schedule found in the appendix of this code and such transfer shall be conditioned on the inspections as provided in the preceding paragraph.

(k) Current licenses shall be displayed at all times in the office of the park.

(l) The violation of any of the conditions under which a license is issued shall be grounds for revocation after a hearing before the city council. Such hearing shall not be held prior to the expiration of twenty (20) days after the delivery of a copy of a notice to the licensee, which notice shall be signed by the person alleging such violation or violations, and shall set forth in detail the particulars of such violation or violations. The original of said notice shall be filed with the city council. If prior to said hearing the licensee shall have complied with said conditions to the satisfaction of the person alleging such violation, such person shall make known such fact and request the hearing to be canceled. Upon hearing by the city council, if the licensee is found to be in violation as alleged, the council may revoke said license immediately, or it may grant the licensee such time as it deems appropriate for the licensee to comply with its order, and upon failure to do so, then revoke such license. Upon a license being revoked, the licensee shall not accept any new tenants in the manufactured home or recreational vehicle park, and all existing tenants shall be required to vacate the manufactured home or recreational vehicle park within thirty (30) days after the date of such

revocation. No manufactured home or recreational vehicle owner renting space in such park shall be deemed to be in violation of this article by reason of remaining on the unlicensed premises, until said thirty (30) day period has expired.

(m) If the city building inspectors determines that an immediate threat to public health, safety or welfare exists at a manufactured home or recreational vehicle park, such officer or officers may immediately suspend such license until such condition has been corrected or until a hearing has been held in accordance with subsection (l) above. During such period of suspension, no additional manufactured homes or recreational vehicles shall be moved into the park, but those occupying the park at the time of the suspension shall not be required to vacate until required to do so under the provisions of subsection (l) above in the event the license is revoked by the city council.

ARTICLE 3.200 MANUFACTURED HOMES AND RECREATIONAL VEHICLES

Sec. 3.205 Site Plans - Requirements and Standards

(a) All new manufactured home or recreational vehicle parks, or additions to or expansions of existing parks, or major rebuilding or modernizing of existing parks shall be subject to the approval of the planning commission as to the general layout and the minimum standards set out in the following sections.

(b) For planning and zoning commission review ten (10) copies of the site plan, on a scale of not less than one inch equals fifty feet (1" = 50'), shall be submitted not less than ten (10) days prior to the meeting at which it is to be considered. Such site plan shall clearly set forth the proposed plan of development, showing the general park layout and the extent of all physical improvements and facilities to be provided including the following:

(1) The boundaries of the property as indicated by an accurate survey, and the location of any existing improvements within one hundred and fifty (150) feet of the boundary of the proposed park. A small scale location or vicinity map shall be provided at a scale of not more than one inch equals eight hundred feet (1" = 800') which shall show all existing subdivisions, streets and acreage tracts in the general area.

(2) Access, internal drives, common parking areas, walks, and manufactured home or recreational vehicle lots, stands, and off-street parking.

(3) Service buildings and other structures.

(4) Recreational areas and facilities.

(5) Trash collection facilities such as central collection points, with notation as to the type of facilities to be provided.

(6) The stages or units in which the park is to be developed.

Such site plan shall show any proposed utility services including aboveground facilities such as pump houses, lift stations, treatment plants and like structures.

(c) In reviewing site plans for new manufactured home or recreational vehicle parks, or the

expansion of or addition to existing parks, as well as major rebuilding or updating of existing parks, the planning commission shall consider the following minimum standards for improvements and development:

- (1) The maximum density permitted shall not be more than nine (9) manufactured home lots or twenty (20) recreational vehicles per gross park acre.
- (2) Interior streets or drives shall not be less than twenty (20) feet in width.
- (3) Parking shall be provided in the ratio of not less than two (2) spaces per manufactured home lot or less than one (1) space per recreational vehicle pad. Additional parking spaces shall be provided in designated parking area(s).
- (4) Interior walkways, if provided within a manufactured home or recreational vehicle park, shall be of “all-weather” construction.
- (5) Each manufactured home or recreational vehicle lot shall be provided with an all-weather driveway approach to the required parking spaces.
- (6) Every manufactured home or recreational vehicle park shall designate and set aside a usable landscaped recreation area or areas totaling not less than five percent (5%) of the gross area of the park. Recreational buildings, shelters, swimming pools, and other types or recreation facilities may be constructed in these areas.
- (7) All manufactured home or recreational vehicle lots shall abut on an interior street or drive to the extent necessary to provide access for the installation or removal of a manufactured home or recreational vehicle as well as access for the required off-street parking.

ARTICLE 3.200 MANUFACTURED HOMES AND RECREATIONAL VEHICLES

Sec. 3.206 Improvement and Occupancy Standards

(a) Improvements Required. The following standards shall apply to the physical improvements which are required as a part of a manufactured home or recreational vehicle park development whether it be a new park, an expansion of or addition to an existing park, or a major rebuilding of an existing park. The plans and specifications for such improvements shall be approved by the director of public works.

- (1) All interior streets and off-street parking areas shall be of “all-weather” construction.
- (2) Stands or pads shall be constructed as set forth under “definitions.”
- (3) Interior walks shall be so designed and constructed as to be considered all-weather.
- (4) All utilities installed shall conform to all applicable codes or ordinances of the city and shall meet the standards as set out below:
 - (A) Water. An adequate supply of potable water for domestic and fire protection purposes shall be supplied to meet the requirements of the park. All manufactured home

and recreational vehicle lots shall be provided with a water hookup at least four inches (4") above finished ground level and a hose-bib for grounds maintenance. Fire hydrants shall be installed so that no manufactured home lot is over five hundred feet (500') from a hydrant. In the event a public water supply is not available the proposed system shall be approved by the city-county health unit as well as the director of public works.

(B) Sanitary Sewer. All sewage and wastes from showers, sinks, bathtubs, laundry facilities, etc., shall be discharged into the public sewer system. All manufactured home and recreational vehicle lots shall be provided with a sanitary sewer hookup at least four inches (4") above finished ground level.

(C) Gas. Shall not be furnished by a private system involving the use of butane or propane, though these fuels may be used on an individual basis provided the installation and use conforms to all applicable codes and ordinances.

(D) Solid Waste. Each park shall be provided with safe and adequate facilities for the collection and removal of waste and garbage. Storage, collection, and handling shall be conducted so as to create no health hazards, rodent harborage, insect breeding areas, or fire hazards. Use of trash bags, carts, or dumpsters will be at the direction of the city utilities.

(E) Electrical. Each site within the park shall be provided with electrical service. All electrical service shall be underground and installed in accordance with the National Electric Code.

(5) Entranceways and interior streets serving a manufactured home park shall be provided with luminaries capable of producing not less than 7,000 lumens and installed not less than (300) feet apart.

(6) No owner or operator of a manufactured home or recreational vehicle park shall cause or permit the occupancy of a parking site not improved with paved or improved parking slab or strips or pads until such slab, pad or strips have been constructed thereon as provided in Section 3.202 hereof.

(b) Occupancy Standards for Manufactured Home Park. The following requirements or standards shall apply to the final occupancy of a manufactured home park.

(1) Manufactured homes shall be located at least twenty-five feet (25') from any property line of the park. Provided, however, that at any intersection of public streets bounding a park, no manufactured home or permanent structure of any kind shall be located within a triangle formed by a diagonal line connection points on the two street property lines measured twenty-five feet (25') along the property lines of each of the streets from the street corner intersection.

(2) There shall be a minimum of twenty feet (20') of space between manufactured home units, in all directions, and any permanent buildings. For the purpose of this section, covered patios, carports or individual storage buildings shall not be considered as permanent buildings, provided that no such patio roof, carport, or storage building shall be located closer than ten feet (10') to any manufactured home lot line.

(3) Manufactured homes shall be set at least twenty-five feet (25') from any park, interior street or guest parking areas, except that, in the case of cul-de-sac streets, the setback shall be at least twenty-five feet (25').

- (4) Individual manufactured home lots may have open, unenclosed, roofed patios or carports provided such structures follow the setback and spacing requirements established in preceding sections.
- (5) Manufactured homes together with accessory structures such as storage buildings and roofed-over patios or carports shall not cover more than eighty percent (80%) of a manufactured home lot.
- (6) Mobile homes will not be permitted to be moved into or within the city after the date of adoption of this article. Existing mobile homes are grandfathered until relocated or declared as a dangerous building. Applications, which are pending at the time of the adoption of this code modification, shall be valid for 60 days after the date of adoption of this article.

(Ordinance adopted 4/18/11)

(c) Occupancy Standards for Recreational Vehicle Park. The following requirements or standards shall apply to the occupancy of a recreational vehicle park.

- (1) Recreational vehicles shall be located at least ten feet (10') from any property line of the park. Provided, however, that at any intersection of public streets bounding a park, no recreational vehicle or permanent structure of any kind shall be located within a triangle formed by a diagonal line connection points on the two street property lines measured twenty-five feet (25') along the property lines of each of the public streets from the street corner intersection.
- (2) There shall be a minimum of fifteen feet (15') of space between the body of the recreational vehicle units, in all directions, and any permanent buildings.
- (3) Recreational vehicles shall be set at least five feet (5') from any park, interior street or guest parking areas.
- (4) Manufactured homes shall not be allowed in a recreational vehicle park or on a site, space or stall designated for a recreational vehicle.
- (5) The individual sites within a recreational vehicle park are not allowed to have any structural addition to the site including awnings, cabanas, carports, garages, porches, storage cabinets, storage sheds, or similar appurtenant structures that are not part of the recreational vehicle.
- (6) No furniture or appliances that are not specifically designed for outdoor use shall be allowed outside of the recreational vehicle.
- (7) Recreational vehicle sites located in a flood zone shall comply with Article 3.500.

(Ordinance adopted 7/11/11)

(d) Occupancy Standards for Event Only RV Park or Designated Event Only Area of RV Park. The following requirements or standards shall apply to the occupancy of an Event Only recreational vehicle park. Recreational vehicle use of the area shall be limited to ten (10) days per each event.

- (1) No recreational vehicle or permanent structure of any kind shall be located within a

triangle formed by a diagonal line connection points on the two public street property lines measured twenty-five feet (25') along the property lines of each of the public streets from the street corner intersection.

- (2) Primitive sites with limited, or no, utility connections shall be allowed.
- (3) A minimum twenty foot (20') fire lane shall be kept open at all times.
- (4) There shall be no structural additions to the area for individual sites including awnings, cabanas, carports, garages, porches, storage cabinets, storage sheds, or similar appurtenant structures that are not part of the recreational vehicle.
- (5) No open fires shall be allowed.
- (6) An easily accessible dump station shall be provided for recreational vehicles using the park.
- (7) Manufactured homes shall not be allowed.
- (8) Recreational vehicle sites located in a flood zone shall comply with Article 3.500.

ARTICLE 3.200 MANUFACTURED HOMES AND RECREATIONAL VEHICLES

Sec. 3.207 Maintenance and Operation

- (a) Every person owning or operating a manufactured home or recreational vehicle park shall maintain such park and all facilities, fixtures and permanent equipment therein in a clean and sanitary condition and shall maintain said equipment in a good state of repair and in compliance with applicable city ordinances.
- (b) It shall be unlawful for any person to cause or permit construction in such park, or in connection with any manufactured home therein, of any additional structure, building or shelter to be used in connection with or attached to a manufactured home without the approval of the city building inspectors and the issuance of any required building permit.
- (c) Every manufactured home park shall be provided with an office, from which supervision of the park shall be conducted and in which shall be maintained for inspection by law enforcement officers, public health officials and other city inspectors whose duties necessitate acquisition of information contained therein, copies of park records and all regulations applicable to such park.
- (d) It shall be the duty of the owner, agent, representative or manager to prescribe reasonable rules and regulations for the conduct of occupants and visitors within the park, to make adequate provision for the enforcement of such rules, and to prescribe rules for the management of such park.
- (e) Every owner or operator of a manufactured home or recreational vehicle park shall maintain such park free of tall grass and weeds not to exceed eight inches (8") tall; keeping the park area free of any disabled parked automobiles; and keeping the park area free of any trash, rubbish or any junk metals of various kinds including furniture and appliances.

(f) Every owner or operator of a manufactured home or recreational vehicle park shall allow only livable manufactured homes or recreational vehicles in the park area. Those that are damaged or in unlivable condition shall be removed within ten (10) days of notice to the park owner or operator.

(Ordinance adopted 4/18/11)

ARTICLE 3.200 MANUFACTURED HOMES AND RECREATIONAL VEHICLES

Sec. 3.208 Registration of Recreation Vehicle Park Guests

Each person renting a site within a recreational vehicle park shall provide the following information to the owner, manager, operator, or person in charge of the park:

- (1) Name;
- (2) Full address of permanent residence;
- (3) Automobile and recreational vehicle license plate numbers and the state in which each is registered;
- (4) The number or letter identifying the site being rented; and
- (5) Dates of arrival and departure.

(Ordinance adopted 7/11/11)

ARTICLE 3.200 MANUFACTURED HOMES AND RECREATIONAL VEHICLES

Sec. 3.209 Exemptions

Except as provided in the following Section 3.215 hereof, a single manufactured home properly connected to public utilities and located on a lot or parcel of land not a part of a manufactured home park at the time of adoption hereof, shall be exempt from those provisions of this article that relate solely to manufactured home parks so long as such unit shall remain on such parcel of land.

ARTICLE 3.200 MANUFACTURED HOMES AND RECREATIONAL VEHICLES

Sec. 3.210 Variances

Variances from the strict interpretation of the provisions of this article shall be considered by the city council where an applicant can show that a specific requirement would cause an unnecessary and extraordinary hardship. Any such variances that may be granted shall be determined to be the result of circumstances or conditions peculiar to the particular property in question and not generally applicable to other manufactured home or recreational vehicle parks or properties. In granting any variances the city council shall also determine that such variances will not be detrimental to the public welfare and will not

impair the use of other properties in the area. In granting any variance the city council may attach or designate any conditions, which, in its opinion, will substantially secure the purpose and intent of this article.

ARTICLE 3.200 MANUFACTURED HOMES AND RECREATIONAL VEHICLES

Sec. 3.211 Manufactured Homes not in Manufactured Home Parks

- (a) Subject to the provisions of Section 3.216 hereof; no person shall cause a manufactured home to be moved to or placed upon land in the city other than an approved manufactured home park unless such land area is in the ratio of not less than 6,000 square feet to the single manufactured home, and then only after the manufactured homeowner shall first have obtained a city building permit, issued in conformity with the city building code. If the owner of a manufactured home desires to replace such manufactured home with a new or improved unit, or if the lot whereon such manufactured home unit is situated is less than 6,000 square feet, the matter shall be considered by the city council. Also, there shall be a twenty feet (20') clearance on all sides including any property line of any manufactured home.
- (b) A landowner may not lease land for occupancy by a manufactured home that is not in an approved manufactured home park.
- (c) No person shall use or occupy for living or sleeping purposes any manufactured home, unless the occupant is the owner of the land and manufactured home and uses the manufactured home as their primary residence.
- (d) An applicant of a manufactured home permit has 90 days from the date the permit application has been approved by the city inspectors to locate the manufactured home on the property stipulated on the permit application. Failure to do so within the specified time frame shall make the permit application null and void.

(Ordinance adopted 4/18/11)

ARTICLE 3.200 MANUFACTURED HOMES AND RECREATIONAL VEHICLES

Sec. 3.212 Recreational Vehicles

- (a) Motor vehicles primarily designed as temporary living quarters for recreational camping or travel use. The term includes a travel trailer, camping trailer, truck camper, and motor home.
- (b) Recreational Vehicles shall not be used as a residence unless located in a RV or manufactured home park.
- (c) Recreational Vehicles shall not be parked on city streets for longer than 4 days in a 30-day period.
- (d) Persons traveling in a recreational vehicle, who visit city residents, may park and use their recreational vehicle for temporary living quarters on that city resident's owned or rented

property for up to a total of 14 days.

(e) It shall be legal for an individual to store a recreational vehicle within the city as long as the recreational vehicle is not used for any other purpose except the storage thereof.

(Ordinance adopted 7/11/11)

ARTICLE 3.200 MANUFACTURED HOMES AND RECREATIONAL VEHICLES

Sec. 3.213 Industrialized Housing

(a) Single-family or duplex industrialized housing must have all local permits and licenses that are applicable to other single-family or duplex dwellings before building site construction begins.

(b) Any industrial housing shall:

(1) Submit a complete set of designs, plans, and specifications bearing the Texas Industrialized Building Code Council's stamp of approval for each installation of industrialized housing or building; and

(2) Provide proof in accordance with Texas Commission of Licensing and Regulation rules that all modules or modular components bear an approved decal or insignia indicating inspection by the Texas Department of Licensing and Regulation.

(c) During installation of single-family or duplex industrialized housing:

(1) The erection and installation of industrialized housing or buildings shall be inspected to ensure compliance with mandatory building codes and commission rules; and

(2) All foundation and other on-site construction shall be inspected to ensure compliance with approved designs, plans, and specifications.

(d) Single-family or duplex industrialized housing shall:

(1) Have a value equal to or greater than the median taxable value for each single-family dwelling located within 500 feet of the lot on which the industrialized housing is proposed to be located, as determined by the most recent certified tax appraisal roll for the county. Value shall be defined as the taxable value of the industrialized housing and lot after installation of the housing;

(2) Have exterior siding, roofing, roof pitch foundation fascia and fenestration compatible with the majority of the single-family dwellings located within 500 feet of the lot on which the industrialized housing is proposed to be located;

(3) Comply with building setbacks, subdivision ordinance and other site requirements applicable to single-family and duplex dwellings; and

(4) Be securely fixed to a permanent foundation consisting of one of the following:

- (A) Pier and beam foundations;
- (B) A combination pier and footing; or
- (C) A monolithic poured-in-place slab.

(Ordinance adopted 1/23/12)

ARTICLE 3.200 MANUFACTURED HOMES AND RECREATIONAL VEHICLES

Sec. 3.214 Discrimination Prohibited

No person shall be denied admission to, or accommodations in, a manufactured home park by reason of sex, color, race, religious belief, national origin, physical or mental handicap, marital status, parenthood, or age.

ARTICLE 3.200 MANUFACTURED HOMES AND RECREATIONAL VEHICLES

Sec. 3.215 Time Limit for Compliance

Failure of any owner of an existing manufactured home or recreational vehicle park, within three (3) years from and after the date of amendment of this article, to provide such park with the physical appurtenances herein required shall be deemed a misdemeanor punishable as provided herein and each default by such owner in complying with this article shall be deemed a separate offense. Existing recreational vehicle parks shall comply with Appendix A, Article 4.000 on the first July 1st following the amendment of this article.

ARTICLE 3.200 MANUFACTURED HOMES AND RECREATIONAL VEHICLES

Sec. 3.216 Requiring Tie Downs

- (a) Every person owning a manufactured home located within the city shall provide same with adequate tie downs to secure same against any movement or overturning. Such tie downs shall be equal to or superior to those required by the Administrative Rules of the Texas Department of Housing and Community Affairs 10 Texas Administrative Code Chapter 80, Subchapter D "Standards and Requirements."
- (b) The city secretary shall furnish a copy of the aforementioned standards to each home park owner at the time a license is issued for the park, and to each mobile homeowner of a home not located in an approved park at the time a building permit is issued.
- (c) The manufactured home park owner or operator shall notify each owner of a unit within his park of the requirements of this section at the time the unit is moved into the park, and if the tie downs required by this section have not been installed within fifteen (15) days thereafter, then such owner or operator shall notify the city secretary of such noncompliance.

- (d) Failure to comply with any of the requirements of this section shall be deemed a misdemeanor punishable as provided herein.

ARTICLE 3.200 MANUFACTURED HOMES AND RECREATIONAL VEHICLES

Sec. 3.217 Skirting

All manufactured homes moved into the city shall be skirted within 60 days of the manufactured home being located on property within the city.

ARTICLE 3.200 MANUFACTURED HOMES AND RECREATIONAL VEHICLES

Sec. 3.218 Notice Required

At least thirty (30) days written notice by Certified United States Mail, return receipt requested, shall be sent to all the surrounding property owners by any applicant seeking to move a manufactured home on to any lot or other real property, not located within a manufactured home park, within the corporate limits of the city; copies of such notices shall be filed with the city secretary within five days.

ARTICLE 3.200 MANUFACTURED HOMES AND RECREATIONAL VEHICLES

Sec. 3.219 Objection to Notice

Should a written objection in response to the notice to adjoining property owners be received by the city within the thirty (30) days written notice period, the application (building permit) for the manufactured home shall be denied.

ARTICLE 3.200 MANUFACTURED HOMES AND RECREATIONAL VEHICLES

Sec. 3.220 Penalty for Violation

Any person, firm or corporation violating this article or any portion thereof shall upon conviction by a court of competent jurisdiction be deemed guilty of misdemeanor and shall be fined in accordance with the general penalty provision found in Section 1.106 of this code. A separate offense shall be deemed committed each day during which a violation occurs or continues and punishable accordingly.

(Ordinance adopted 4/18/11)