

<b>CHAPTER 3 - MANUFACTURED HOUSING, MOBILE HOMES AND RECREATIONAL VEHICLES AND PARKS.....</b>	<b>4</b>
<b>ARTICLE I. - IN GENERAL.....</b>	<b>4</b>
Sec. 3-1. - Reserved.....	4
Sec. 3-2. - Building Official authority.....	4
Sec. 3-3. - Notices and orders.....	4
Sec. 3-4. - Compliance.....	4
Sec. 3-5. - General penalty; continuing violations; abatement.....	4
Secs. 3-6—3-25. - Reserved.....	5
<b>ARTICLE II. - REQUIREMENTS CONCERNING MOBILE HOMES, MANUFACTURED HOMES AND RECREATIONAL VEHICLES .....</b>	<b>5</b>
<b>DIVISION 1. - GENERALLY.....</b>	<b>5</b>
Sec. 3-26. - Reserved.....	5
Sec. 3-27. - Authorized locations for mobile homes and manufactured housing.....	5
Sec. 3-28. - Placement standards and skirting requirements.....	6
Sec. 3-29. - Upkeep, smoke detectors; requirements applicable to all travel trailers, recreational vehicles, mobile homes and manufactured housing subject to regulation under this chapter.....	6
Sec. 3-30. - Restricted uses.....	7
Secs. 3-31—3-45. - Reserved.....	7
<b>DIVISION 2. - MANUFACTURED HOUSING COMPLIANCE .....</b>	<b>7</b>
Sec. 3-46. - Finalized placement permit required for occupancy.....	7
Sec. 3-47. - Application.....	7
Sec. 3-48. - Finalization of placement permit.....	8
Sec. 3-49. - Utility disconnection.....	8
Sec. 3-50. - Placement inspection and fees.....	9
Secs. 3-51—3-55. - Reserved.....	9
<b>DIVISION 3. - RECREATIONAL VEHICLES .....</b>	<b>9</b>
Sec. 3-56. - Recreational vehicle placement.....	9
Sec. 3-57. - Recreational vehicle (RV) park regulations.....	10
Sec. 3-58. - Recreational vehicles outside parks.....	12
Sec. 3-59. - Camping trailers.....	12
Sec. 3-60. - Motor homes, truck campers, and travel trailers.....	13
Sec. 3-61. - Utilities.....	14
Sec. 3-62. - Fire Protection.....	17
Sec. 3-63. - Required Facilities.....	17
Sec. 3-64. - Expansion or Modification of Existing RV Parks.....	19
Sec. 3-65. - Reserved.....	19
<b>ARTICLE III. - MOBILE HOME, MANUFACTURED HOUSING AND RECREATIONAL VEHICLE PARKS .....</b>	<b>19</b>
<b>DIVISION 1. - GENERALLY.....</b>	<b>19</b>

Sec. 3-66. - Mobile home parks/manufactured housing in general .....	19
Sec. 3-67. - Location.....	19
Secs. 3-69—3-75. - Reserved.....	19
<b>DIVISION 2. - PLATTING AND DEVELOPMENT.....</b>	<b>19</b>
Sec. 3-76. - Mobile/manufactured home park or RV Park plat.....	19
Sec. 3-77. - Building or development permit required. ....	20
Sec. 3-78. - Application contents; fee. ....	20
Sec. 3-79. - Review and approval process. ....	21
Secs. 3-80—3-85. - Reserved.....	21
<b>DIVISION 3. - LICENSE.....</b>	<b>21</b>
Sec. 3-86. - Park operators license required.....	21
Sec. 3-87. - Notice of disposition and transfer. ....	22
Sec. 3-88. - Application for license. ....	22
Sec. 3-89. - Issuance of mobile/manufactured home park or RV Park license.....	22
Sec. 3-90. - Correction of violations.....	23
Sec. 3-91. - Revocation and expiration of license. ....	23
Sec. 3-92. - Posting. ....	24
Sec. 3-93. - Fees. ....	24
Secs. 3-94—3-100. - Reserved.....	24
<b>DIVISION 4. - INSPECTION.....</b>	<b>24</b>
Sec. 3-101. - Maintenance. ....	24
Sec. 3-102. - Office building. ....	24
Sec. 3-103. - Inspection of mobile/manufactured home parks or RV parks.....	25
Sec. 3-104. - Inspection and entry.....	25
Sec. 3-105—3-110. - Reserved.....	25
<b>DIVISION 5. – MOBILE/MANUFACTURED HOME PARK STANDARDS .....</b>	<b>25</b>
Sec. 3-111. - Location.....	25
Sec. 3-112. - Use for nonresidential purposes prohibited.....	26
Sec. 3-113. - Additional requirements for a mobile/manufactured home park.....	26
Sec. 3-114. - Duties of owner generally.....	28
Sec. 3-115. - Water, sanitary sewer, electrical and gas supply. ....	29
Sec. 3-116. - Fuel regulation.....	29
Sec. 3-117. - Specific regulations applicable to recreational vehicles in licensed parks. ....	30
Sec. 3-118. - Additional construction. ....	30
Sec. 3-119. - Tiedown and foundation blocking standards. ....	30
Sec. 3-120. - Community maintenance standards; responsibilities of the licensee or agent....	31
Sec. 3-121. - Responsibility of the resident.....	31
Sec. 3-122. - Insect and rodent control.....	32
Sec. 3-123. - Special provisions applicable to existing nonconforming parks. ....	32

Secs. 3-124—3-125. - Reserved.....	33
<b>ARTICLE IV. - MOBILE HOME/MANUFACTURED HOME SUBDIVISIONS .....</b>	<b>33</b>
Sec. 3-126. - Plat approval.....	33
Secs. 3-127—3-129. - Reserved.....	33
<b>ARTICLE V. - SALES AND STORAGE LOTS—MANUFACTURED HOUSING, TRAVEL TRAILERS AND RECREATIONAL VEHICLES.....</b>	<b>33</b>
Sec. 3-130. - Applicability.....	33
Sec. 3-131. - Residence prohibited. ....	33
Sec. 3-132. - When connection to electricity permitted. ....	34
Sec. 3-133. - Authorization.....	34
Sec. 3-134. - Sales office permitted.....	34
Sec. 3-135. - Display units exempt.....	34
Sec. 3-136. - Dealer's responsibility. ....	34
Sec. 3-137. - Surfacing required.....	35
Sec. 3-138. - Density and perimeter buffering applicable to sales and storage lots. ....	35
Sec. 3-139. - Fencing.....	36
Sec. 3-140. - Site drawings; permit required; period of implementation.....	36
Sec. 3-141. - Special provisions applicable to existing nonconforming lots.....	36
Sec. 3-142. - Additional requirements.....	37
Secs. 3-143—3-150. - Reserved.....	37
<b>ARTICLE VI. - TRAVEL TRAILERS AND RECREATIONAL VEHICLES .....</b>	<b>37</b>
Sec. 3-151. - General requirements. ....	37

## **CHAPTER 3 - MANUFACTURED HOUSING, MOBILE HOMES AND RECREATIONAL VEHICLES AND PARKS**

### **ARTICLE I. - IN GENERAL**

#### **Sec. 3-1. - Reserved.**

#### **Sec. 3-2. - Building Official authority.**

Except as otherwise specified in this chapter, the Building Official shall be the permit and license issuance officer for all permits and licenses required pursuant to this chapter. He/she shall prescribe forms therefor including all information reasonably and necessarily required for his/her enforcement of the provisions of this chapter. He/she shall also have authority to establish reasonable and necessary administrative rules and regulations relating to the performance of his/her duties under this chapter such as the place where license and permit applications will be received and the times when inspections will be made.

#### **Sec. 3-3. - Notices and orders.**

The Building Official shall issue all necessary notices or orders to remove or abate illegal or unsafe conditions and to ensure compliance with all the requirements of this chapter for the safety, health and general welfare of the public.

#### **Sec. 3-4. - Compliance.**

When any person shall have been notified by a written notice by the City that any condition may exist or conduct by him/her as owner, agent, or in any other capacity, is in violation of the provisions of this chapter, it shall be his/her duty to abate the violation within the time specified in the written notice. Such time shall not exceed ten (10) days. In the event legitimate circumstances exist preventing compliance within the specified ten-day period, the Building Official may extend the compliance time for a period as may be reasonably determined. Additionally, when warranted, the Building Official may provide for immediate compliance when a serious threat to life or substantial damage to property may exist.

#### **Sec. 3-5. - General penalty; continuing violations; abatement.**

- A. *Penalty.* Any person who shall violate any of the provisions of this chapter shall, upon conviction, be fined not more than the maximum amount as shall be from time to time provided and/or allowed under the laws of the State of Texas, and each day's violation shall constitute a separate violation.
- B. *Abatement.* In addition to the penalties herein above provided, any condition caused or permitted to exist in violation of any of the provisions of this chapter or

any ordinance shall be deemed a public nuisance and may be abated by the City as provided by law.

**Secs. 3-6—3-25. - Reserved.**

## **ARTICLE II. - REQUIREMENTS CONCERNING MOBILE HOMES, MANUFACTURED HOMES AND RECREATIONAL VEHICLES**

### **DIVISION 1. - GENERALLY**

**Sec. 3-26. - Reserved.**

**Sec. 3-27. - Authorized locations for mobile homes and manufactured housing.**

- A. Placement of a mobile home for use or occupancy as a residential dwelling, constructed prior to June 15, 1976, shall be prohibited within the corporate limits of the City unless otherwise permitted under the terms and provisions of this chapter. Said prohibition will be prospective and shall not apply to a mobile home previously legally permitted and used or occupied as a residential dwelling within the City. Permits for such use and occupancy shall be granted by the City for replacement of a mobile home constructed prior to June 15, 1976, within the corporate limits with a HUD-code manufactured home, provided the placement of such replacement manufactured home is not otherwise prohibited herein and can meet the setback and distance requirements.
- B. Except as permitted in (A) above and subject to lawful compliance with this Code, a mobile home or manufactured home may be placed, or permitted to remain within the City, if and only if, it is situated:
  - 1. In a mobile/manufactured home park licensed pursuant to Article III of this Chapter;
  - 2. In a duly platted and recorded mobile home or manufactured home subdivision, meeting all requirements of Article IV of this Chapter;
  - 3. In an approved mobile/manufactured home sales lot, or approved storage lot;
  - 4. Upon a site that such mobile home or manufactured home has continuously occupied since the effective date hereof, provided that such occupancy was lawful on that date, and further provided, that the continued occupancy thereof does not pose a significant danger to the health or safety of persons within the mobile home or manufactured home or to others;
  - 5. Upon a site that such mobile home or manufactured home has occupied prior to annexation of the site by the City, provided that such mobile home or manufactured home has continuously occupied the site since the date the site was annexed, and further provided, that the continued occupancy thereof does

not pose a significant danger to the health or safety of persons within the mobile home or manufactured home or to others;

6. The exemption for existing mobile home or manufactured home shall apply to the mobile home or manufactured home being occupied at the time of adoption of this chapter as defined in subsection (4) above, or to the mobile home or manufactured home being occupied at the time of annexation as defined in subsection (5) above, and shall include any replacement mobile home or manufactured home for such site provided such replacement is made within ninety (90) days of the date the mobile home or manufactured home being replaced has been removed, damaged or destroyed, if the placement of such replacement mobile home or manufactured home can meet the setback and distance requirements and does not pose a significant danger to the health or safety of persons within the mobile home or manufactured home or to others.

C. It shall be unlawful for any person to park or place a mobile home or manufactured home at any location not authorized by this chapter, or to permit or suffer any mobile home or manufactured home to remain within the City in any location not authorized pursuant to this chapter.

**Sec. 3-28. - Placement standards and skirting requirements.**

A. Placement of mobile homes/manufactured homes and within mobile/manufactured home parks shall be as set forth in Article III of this Chapter. Each park shall maintain a separated, marked area for mobile homes/manufactured homes if recreational vehicles or travel trailers are permitted within the park. If recreational vehicles or travel trailers are to be located within the park, they shall be located in a separate designated area and shall meet the requirements of this chapter.

B. Mobile homes/manufactured homes placed outside of mobile/manufactured home parks shall conform to all applicable provisions of this Code relating to mobile/manufactured homes used for occupancy.

In addition, all mobile/manufactured homes shall have skirts within thirty (30) days after being placed within the City except as otherwise provided herein.

**Sec. 3-29. - Upkeep, smoke detectors; requirements applicable to all travel trailers, recreational vehicles, mobile homes and manufactured housing subject to regulation under this chapter.**

A. All mobile homes/manufactured homes and recreational vehicles both existing and new shall have fully operational smoke detectors and they shall be maintained in a safe and operating condition. All devices or safeguards required by this Code or by standards adopted by this Code, or by any other law affecting a mobile home, manufactured home, travel trailer, camping trailer or recreational vehicle, shall be maintained in good working order.

- B. No persons shall occupy a mobile home, manufactured home or recreational vehicle, regardless of the age of the unit, unless there are installed therein fully operational smoke detectors which shall be maintained so that they are in good working order in accordance with the manufacturer's standards at all times.

**Sec. 3-30. - Restricted uses.**

Mobile homes, manufactured homes and recreational vehicles shall only be permitted for residential use or occupancy unless another use is specifically approved as an amendment to this Code.

**Secs. 3-31—3-45. - Reserved.**

**DIVISION 2. - MANUFACTURED HOUSING COMPLIANCE**

**Sec. 3-46. - Finalized placement permit required for occupancy.**

- A. It shall be unlawful for any person to use or occupy in whole or in part, make use of any utility service, or to furnish utility to any manufactured home which has been placed within the City until and unless a placement permit therefor has been issued by the City.
- B. It shall be unlawful for any person to allow another person to use or occupy in whole or in part, make use of any utility service, or to furnish utility to any manufactured home which has been placed within the City on premises belonging to such person or over which such person has control over, until and unless a placement permit therefor has been issued by the City.

**Sec. 3-47. - Application.**

Any person desiring to place a manufactured home shall make application therefor upon such forms as may be prescribed by the Building Official setting forth:

- A. A description of the manufactured home by dimensions, manufacturer and serial or identification number.
- B. The name and address of the person having title to the manufactured home.
- C. The date of manufacture of the manufactured home.
- D. Whether the manufactured home has affixed to it a seal, label, or decal certifying its compliance with standards adopted under the laws of the State of Texas and in full accordance with all applicable law or a seal or label or decal issued by another state certifying its compliance with standards promulgated for manufactured homes by the United States Department of Housing and Urban Development.

- E. If the manufactured home has affixed to it a seal, label or decal as described in item (D), above, the applicant shall certify whether or not there have been any alterations to the manufactured home since the seal, label or decal was affixed.
- F. The proposed location of the manufactured home by legal description, plot plan, diagram or other means which is adequate to advise the Building Official of the exact placement and its relationship to property lines and other structures.
- G. The license number of the manufactured home park operator if the manufactured home is to be placed in a manufactured home park.
- H. The county clerk's recording information for the plat thereof if the manufactured home is to be placed in a manufactured home subdivision.
- I. Any information deemed necessary by the Building Official to determine compliance with any applicable regulations pertaining to flood-prone areas.
- J. The utilities to be provided to the manufactured home and the source and availability thereof.
- K. Any additional information the Building Official finds will aid in the enforcement of this chapter or other laws applicable to manufactured homes.

The application shall be signed by the owner of the manufactured home or his/her agent, and if the manufactured home is placed outside a manufactured home park, the owner of the land on which the manufactured home is to be located.

**Sec. 3-48. - Finalization of placement permit.**

A placement permit may be issued by the Building Official and occupancy of the manufactured home shall be authorized when:

- A. The applicant has obtained all applicable permits and inspections under this Code and the City building codes.
- B. The Building Official has found that the manufactured home and its placement meet all applicable requirements of the City's ordinances and all state laws which may be enforced by the City.

**Sec. 3-49. - Utility disconnection.**

- A. When any utility service to a manufactured home is disconnected it shall be the duty of the utility company to disconnect, lock, seal or otherwise prevent the unauthorized connection or reconnection of such utility service. In the event that the service is provided on a submetering or other basis whereby the utility company's billing is not made directly to the manufactured home resident, then such duty shall rest upon the person contracting for service with the utility company.

- B. A manufactured home which has not been replaced but which has had any utility service disconnected thereto may be reconnected to such utility service, provided that:
  - 1. A placement permit has been previously issued and finalized for such manufactured home at the site on which it is located; and
  - 2. A permit has been obtained for reconnection for any electrical utilities and the Building Official has found, upon inspection, that the exterior wiring service on the manufactured home is in such condition that it may be safely connected to the electrical utilities service. A fee shall be paid for reconnection in such amount as shall be from time to time recommended by the City Manager and approved by the City Council.

**Sec. 3-50. - Placement inspection and fees.**

- A. Each manufactured home placed or replaced within the City for the first time shall be inspected by the Building Official to determine that its placement is in accordance with the provisions of this chapter. A fee for such placement inspection is hereby established and shall be collected in the amount as shall be from time to time recommended by the City Manager and approved by the City Council. In consideration of such fee the applicant shall be entitled to the original inspection of the placement of the manufactured home and one (1) reinspection for deficiencies, if required. A fee shall be paid for the second and each subsequent reinspection due to deficiencies concerning the manufactured home or its placement in such amount as shall be from time to time recommended by the City Manager and approved by the City Council.
- B. Each manufactured home moved from one (1) location in the City to another, for which a manufactured home placement permit has already been issued, shall be subject to a transfer fee in such amount as shall be from time to time recommended by the City Manager and approved by the City Council for manufactured home placement inspection.

**Secs. 3-51—3-55. - Reserved.**

**DIVISION 3. - RECREATIONAL VEHICLES**

**Sec. 3-56. - Recreational vehicle placement.**

- A. It shall be unlawful for any person to place, use or occupy a recreational vehicle (RV) within the City unless such placement, use or occupancy is specifically authorized by this chapter. Further, it shall be unlawful for any person to permit, allow or suffer the placement, use or occupancy of a recreational vehicle on any property under his/her ownership or control unless such placement, use or occupancy is specifically authorized by this Chapter.

- B. Any computation of time under the provisions of this division shall commence from the date that the recreational vehicle is placed.

**Sec. 3-57. - Recreational vehicle (RV) park regulations.**

The following regulations shall apply to recreational vehicle (RV) parks:

- A. A recorded plat of the subject property is required to establish a new recreational vehicle park.
- B. A site plan is required showing conformance with each of the site design criteria detailed in this Section (including all proposed on-site utilities, rights-of-way/easements and internal roadway configuration, storm drainage, RV space layout, building improvements, fencing, buffering, lighting, and signage), as well as other applicable requirements of these regulations which will be used for review and consideration during the approval process.
- C. RV Parks shall meet the following site design standards:
  - 1. Each RV space shall comply with the following:
    - i. A minimum one thousand two hundred fifty (1,250) square feet RV space in area (twenty-five (25) feet in width by fifty (50) feet in length) is required consisting of:
    - ii. Parking pads for RV's shall be no less than twelve (12) feet in width by thirty-six (36) feet in depth.
    - iii. All parking pads shall be constructed of concrete that complies with the minimum standards found in Chapter 1, Section 1-416 of the UDC, and each parking pad shall be separated by at least twenty (20) feet from any other parking pad or building (excluding storage buildings), and at least thirty (30) feet from RV park boundaries.
    - iv. Parking spaces shall comply with the parking requirements found in Chapter 1 of the Unified Development Code.
  - 2. At least fifty (50) percent of the RV spaces shall be configured as pull-through spaces.
- D. The maximum site density for RV parks shall be ten (10) spaces per acre, and only one RV is permitted per RV space.
- E. The minimum area of an RV park is two (2) acres.
- F. The maximum area of an RV park is fifteen (15) acres.
- G. *Location.*

1. The park shall be located and maintained on a well-drained site, properly graded for rapid drainage and free from stagnant pools of water, so that soil conditions, groundwater level, drainage and topography do not constitute hazards to the residents' health and safety.
2. No valid or applicable deed restrictions or other land use restrictions shall prohibit the development or use of the site as an RV park.

H. *RV Parking Pad Sites.*

1. No RV shall be permanently affixed to the ground.
  2. Every RV, vehicle, and tow vehicle shall visibly display the check-in and check-out date on their vehicle on a document provided by the RV Park office. The document shall also display the vehicle owner's name, vehicle license number, and pad site identification.
  3. Individual RV spaces are not allowed to have accessory structures (e.g., separate awnings, cabanas, carports, garages, porches, storage sheds, etc.), with the exception of factory installed RV extensions (e.g., expandable spaces or awnings) and RV shade structures.
    - i. All RV shade structures shall be constructed to a height of sixteen (16) feet and not exceed beyond two (2) feet from the depth and width required for a permanent RV parking pad.
    - ii. All RV shade structures shall have uniform exterior finish and roof material in an RV park.
    - iii. All RV shade structures shall be covered with fiber cement siding exterior finish material.
    - iv. Exterior finish colors of RV shade structures shall be neutral earth tones.
  4. A permanent space marker identifying the space number is required to be visible day and night, which shall be visible from the internal streets. Space markers in an RV Park shall be of one uniform design.
- I. All streets shall be at least thirty (30) feet wide (face to face of curb) and paved pursuant to the Design Standards for a public street.
- J. There shall be a minimum clearance for recreational vehicles of twenty-five (25) feet from all streets.
- K. All recreational vehicles must be connected to public utilities (water and sanitary sewer) through a master water meter for the entire park for which impact fees

would be due based on meter size at the time of filing the plat, as with other developments.

- L. No dead-end-streets are permitted, unless a cul-de-sac is installed in accordance with Chapter 7 of the Unified Development Code.
- M. All common access routes, driveways, internal streets, off-street parking areas, and service buildings within the RV park shall comply with Chapter 1, Article XXV, Outdoor Lighting Regulations, to ensure adequate visibility within such areas at night by park residents and guests and public safety personnel who might be called to the park at night.
- N. The RV Park owner shall maintain the RV Park in a clean and sanitary manner.
- O. The RV Park office shall maintain a park register that contains the following information:
  - 1. The RV owner and/or camper's name and address. If the user is different than the RV owner, then the user's name and address must be provided;
  - 2. The date the RV and/or camper checked-in the RV Park and intended length of stay; and
  - 3. The license and/or registration numbers of the RV, vehicle, and tow vehicle as applicable.
- P. RV Parks shall comply with amenity requirements for mobile/manufactured home parks as found in Section 3-113(K).

**Sec. 3-58. - Recreational vehicles outside parks.**

- A. A recreational vehicle may be parked or stored outside a recreational vehicle park so long as no one occupies it for use, no water or sewer utilities, temporary or permanent, are connected to the recreational vehicle and the vehicle is not parked on or extending over public property unless parked on a public street in full compliance with any applicable parking ordinances and applicable state law.
- B. An occupied recreational vehicle may be parked or temporarily placed on property in private ownership for a period not to exceed seven (7) days in any consecutive six-month period.

**Sec. 3-59. - Camping trailers.**

- A. A camping trailer may be placed in a recreational vehicle park licensed by the City as such, for a period not to exceed thirty (30) days in any consecutive six-month period and may be used for sleeping and living purposes during the time it is so placed in a park.

- B. No camping trailer may be placed or used within a mobile or manufactured home park.

**Sec. 3-60. - Motor homes, truck campers, and travel trailers.**

- A. A recreational vehicle or a travel trailer may be placed in a recreational vehicle park for a period of time not to exceed six (6) months within any consecutive twelve-month period, and may be used for sleeping and living purposes during the time that it is so placed in the park if:
  - 1. It is self-contained.
  - 2. It has at least one hundred twenty (120) square feet of floor space.
  - 3. The park in which it is placed is licensed by the City as a recreational vehicle park or a manufactured home park if special arrangements and appropriate separations have been made in the park for recreational vehicles as provided for by this chapter.
- B. A travel trailer which is not self-contained may be placed in a recreational vehicle park for a period of time not to exceed thirty (30) days within any consecutive twelve-month period and may be used for sleeping and living purposes during the time it is placed in the park if:
  - 1. The park in which it is placed is licensed by the City as a recreational vehicle park, and the park meets the requirements of this chapter.
  - 2. It is placed on a lot in the park which was shown on the park's application and approved for use of the specific type of recreational vehicle being placed thereon.
- C. A travel trailer may be placed in a recreational vehicle park and may be used for sleeping and living purposes while it is placed in such park, without limitation as to the period of time it is so located and used if:
  - 1. It is placed in a park which is licensed by the City as a recreational vehicle park.
  - 2. It is placed on a lot in a park which is shown on the park's application and approved by the City for use by travel trailers connected to public utilities.
  - 3. It is connected to the park's (or to a public) water supply, sewer system and electric system, and to such a gas system if the travel trailer is designed for natural gas and has any gas appliances.
  - 4. It is tied down and in a manner reasonable and necessary to secure the travel trailer.

**Sec. 3-61. - Utilities.**

A. In addition to the following, the installation of utilities shall be in compliance with all building codes.

1. The ground surface in all parts of the RV park shall be graded and designed to drain all stormwater and surface water in a safe, efficient manner.
2. All common buildings and RV spaces shall be provided with a connection to the City water system if it is located within one thousand (1,000) feet of the RV park. If the City water system is not available, then a permit from the Texas Commission on Environmental Quality (TCEQ), Fort Bend Subsidence District, and any other applicable regulatory authority shall be obtained to install a well. The City must approve all proposed water facility plans prior to construction. The water distribution system shall be designed and installed in conformance with all City regulations and as follows:
  - i. A reduced pressure principal backflow preventer will be required to be placed at the RV park property line on the discharge side of the master meter. In addition, one must be placed at each of the connections for each RV spaces and located on the right side of the space.
  - ii. Water riser service branch lines shall extend at least four inches (4") above ground elevation. The branch line shall be at least three-fourths inch.
  - iii. Adequate provisions shall be made to prevent freezing of service lines, valves, and riser pipes. Surface drainage shall be diverted from the location of utility connections at each space.
  - iv. A shut off valve below the frost line shall be provided on each branch line.
  - v. Each water hook-up must be through the hose bib with vacuum breakers installed.
  - vi. The owner/operator shall have complete maintenance responsibility for the water system within the RV park.
  - vii. The City has no maintenance responsibility for service lines within the RV park. The responsibility of the City stops at the RV park property line.
3. All common buildings and RV spaces shall be provided with a connection to the City wastewater system when located in the City Limits. The City must approve all proposed wastewater facility plans prior to construction. The wastewater distribution system shall be designed and installed in conformance with all City regulations as follows:
  - i. Each RV space shall be provided with a four-inch (4") diameter wastewater riser and shall extend above grade four inches (4"). The wastewater riser pipe shall be so located on each stand so that the wastewater connection

to the RV drain outlet will approximate a vertical position. Each inlet shall be provided with a gas tight seal when connected to a recreational vehicle or have a gas tight seal plug when not in service.

- ii. Each wastewater hook-up must have a four-inch (4") diameter P-trap installed below grade.
  - iii. The wastewater connection to each RV space shall consist of a single four-inch (4") service line without any branch lines, fittings, or connections. All joints shall be watertight.
  - iv. Surface drainage shall be diverted away from the riser. The rim of the riser pipe shall extend at least four to six inches (4"-6") above the ground elevation.
  - v. Each collection wastewater line shall provide a vent extending a minimum of ten (10) feet in height.
  - vi. The owner/operator shall have complete maintenance responsibility for the wastewater system within the RV park.
  - vii. The responsibility of the City stops at the property line of the RV park.
  - viii. Each RV park shall be required to install at the RV park property line, where connection to the City wastewater system is made, a sample well site. The sample well site shall be installed according to City specifications.
  - ix. The City may, at its discretion, require pre-treatment of wastewater from an RV park.
4. All RV Parks located in the City's Extraterritorial Jurisdiction (ETJ) shall provide a sanitary dumping station. The City must approve plans for the sanitary dump station prior to construction. Regulations for the sanitary dumping station are as follows:
- i. One sanitary dumping station shall be provided in an RV Park for every 250 RVs or fraction thereof.
  - ii. A sloped concrete apron with a drain at least four inches (4") in diameter at the low point near the center of the pad.
  - iii. A tight-fitting, self-closing drain cover (to prevent the escape of odors) equipped with a foot-operated attachment or similar device, to open the drain cover without directly contacting waste material.
  - iv. An approved water outlet or hydrant adjacent to the sanitary dumping station for flushing down the drain pad after use.

- v. An approved atmospheric vacuum breaker attached to the water outlet to prevent possible back-siphonage into the water supply system. The vacuum breaker must be installed downstream from the shutoff valve and at the highest point.
  - vi. An adequate length of flexible hose for flushing the concrete apron and drain. A means must be provided to retract the hose when not in use so it does not contact the concrete pad or rest on the ground surface.
  - vii. The sanitary dumping station must be located at least one hundred (100) feet from any water supply well. The sanitary dumping station and associated water outlet shall be at least one hundred (100) feet from any RV site, tent site, recreational cabin site, or potable water outlet. If possible, locate the sanitary dumping station at a pullover near the RV Park exit for ease of access and disposal without blocking traffic or near the rear of the RV Park.
  - viii. A sign must be posted at the sanitary dumping station stating that the adjacent water outlet is "UNSAFE FOR DRINKING".
  - ix. Water at the sanitary dumping station drain must discharge to an approved wastewater disposal system approved by the City.
5. One centralized container shall be required for each fifteen (15) RV spaces of a sufficient size to handle all trash and garbage generated without having to be emptied more than twice per week. Recycling collection shall be as needed.
6. All common buildings and RV spaces shall be provided with a connection to the existing electrical system, which shall be installed underground in accordance with the most currently adopted National Electric Code. The electrical system shall be designed and installed in conformance with all City regulations and as follows:
- i. A master electric meter shall be installed to serve the RV park. Sub-metering or re-metering for private purposes by the owner/operator of the RV park is permitted.
  - ii. The City has no maintenance responsibility for any electrical service to or within the RV park.
  - iii. The location of all underground lines shall be clearly marked by surface signs at approved intervals.
  - iv. Power supply pedestal to each RV parking pad space shall be a minimum of one 30-amp and one 50-amp power supply for back-in and pull-through RV spaces.

- v. Outlets (receptacles or pressure connectors) shall be housed in an Underwriters' Laboratories, Inc., approved weather-proof outlet box and shall be of the "female" plug in type.
- vi. A watertight seal shall be provided for underground conduit in floodplain installations, and a riser extending a minimum of two (2) feet above the floodplain elevation shall be provided.

**Sec. 3-62. - Fire Protection.**

- A. Pre-installed metal fire rings surrounded by eight (8) feet of clear space covered with gravel shall be installed at each RV space. Alternately, one centralized fire ring may be installed for each fifteen (15) RV spaces. Open fires are only allowed in owner/operator installed fire rings and shall comply with the provisions of the currently adopted International Fire Code (IFC).
- B. Each RV space shall be within three hundred (300) feet of a fire hydrant. If the City water system is not available, the owner/operator shall install and maintain a pond or container on the property that has a minimum capacity of 25,000 gallons, if one does not already exist on site. The pond or container shall be filled at all times and be connected to a dry hydrant. The dry hydrant shall have a standard four-inch (4") connection or other such size as approved by the Fire Chief and be installed in a location that is accessible to emergency vehicles.
- C. In RV parks in which gasoline, fuel, oil, or other flammable liquids are stored and/or dispensed, their handling and storage shall comply with the provisions of the currently adopted IFC.
- D. All fire rings, wood burning stoves and other forms of outdoor cooking shall be located, constructed, maintained, and used as to minimize fire hazards and smoke nuisance and shall comply with the provisions of the currently adopted IFC.

**Sec. 3-63. - Required Facilities.**

- A. Each RV park shall install and maintain the following required facilities and all buildings, walkways, and other structures in the RV park shall meet the standards for accessibility by the handicapped established by the applicable City, state, and federal regulations:
  - 1. An office for the manager and a publicly available telephone which shall be accessible for emergency use twenty-four (24) hours a day, seven (7) days a week.
  - 2. A laundry and maintenance building shall be included in the site design. At the option of the recreational vehicle park owner, the maintenance building can provide a maximum six foot (6') by ten foot (10') storage spaces for recreation vehicle owners.

3. RV parks shall provide sanitary facilities in the quantities specified below; however, if a RV park only permits vehicles with sanitary facilities it is not required to provide on-site sanitary facilities. Each calculation shall be rounded up to the next nearest whole number, where a minimum of at least one is required. Facilities for males and females shall be separate and located within a permitted building.
  - i. One (1) toilet for each sex for every fifteen (15) RV spaces;
  - ii. One (1) washbasin shall be provided within the bathroom for every two (2) toilets provided; and
  - iii. One (1) shower for each sex for every fifteen (15) RV spaces.
4. Design and maintenance of the sanitary facilities shall be in accordance with the following:
  - i. Buildings shall be well lit at all times, day or night, well ventilated with screened openings, and constructed of moisture proof material to permit rapid and satisfactory cleaning, scouring and washing;
  - ii. The floors shall be of concrete or other impervious material, elevated not less than four inches (4") above grade, and each room shall be provided with floor drains;
  - iii. Toilet and bathing facilities shall be in separate rooms or each toilet provided in a community toilet house shall be partitioned apart from any other toilet in the same room. The floor surface around the commode shall not drain into the shower floor;
  - iv. Toilet floors and walls shall be of impervious material, painted white or a light color, and be kept clean at all times. Shower stalls shall be made of tile, plaster, cement or some other impervious material and shall be kept clean at all times. Shower stalls shall be partitioned in any manner as to provide privacy and promote cleanliness. If a shower stall is of some impervious material other than tile, cement or plaster, it shall be white or some light color and kept clean at all times;
  - v. The floor of any bathroom, other than the shower stall, shall be of some impervious material, and the walls of the bathroom, other than the shower stall, shall be made of a washable surface, kept clean at all times; and
  - vi. Sidewalks shall be required around all sanitary facilities connecting to the internal streets.

**Sec. 3-64. - Expansion or Modification of Existing RV Parks.**

- A. Any enlargement (e.g., size of property or additional RV spaces, etc.) or modification of site layout of an existing RV park shall require a re-review and approval as if it were a new application.
- B. No enlargement or extensions to any RV park shall be permitted unless the existing facility is made to conform with all the requirements for new construction in conformance with this Section.

**Sec. 3-65. - Reserved.**

**ARTICLE III. - MOBILE HOME, MANUFACTURED HOUSING AND RECREATIONAL VEHICLE PARKS**

**DIVISION 1. - GENERALLY**

**Sec. 3-66. - Mobile home parks/manufactured housing in general.**

A mobile/manufactured home park may have provisions for both manufactured housing and recreational vehicles; however, appropriate separations and divisions must be maintained. Specifically marked areas shall be observed as otherwise provided herein and in no case shall a mobile/manufactured home park have areas where manufactured housing and recreational vehicles are combined or located jointly without separations and dividers as required by this chapter.

**Sec. 3-67. - Location.**

In addition to the requirements contained herein, the nearest property line of a mobile/manufactured home park or RV park must be at least two hundred (200) feet from any permanent building located outside the park. All mobile/manufactured home parks or RV park must be separated from adjacent properties by a solid/opaque decorative masonry fence or wall of at least six (6) feet in height.

**Sec. 3-68. - New home park/manufactured housing and existing parks.**

An application for a new mobile home park or RV park may be denied by the Commission and City Council, if the proposed mobile/manufactured home park or RV park is within one (1) mile of an existing mobile/manufactured home park or RV park, resulting in undue concentration of mobile/manufactured home parks or RV parks as determined by the Commission and Council.

**Secs. 3-69—3-75. - Reserved.**

**DIVISION 2. - PLATTING AND DEVELOPMENT**

**Sec. 3-76. - Mobile/manufactured home park or RV Park plat.**

- A. Any person developing a mobile/manufactured home park or RV Park shall become familiar with the requirements of this chapter and policy of the comprehensive master plan as prepared by the Planning and Zoning Commission of the City.
- B. Whenever any mobile/manufactured home park or RV Park is proposed and before any building or development permit for the erection of any structure shall be granted by the Building Official as hereinafter provided, the person desiring to develop such park shall present to the Planning and Zoning Commission, for consideration, a properly prepared plat in accordance with requirements established in Chapter 4, Subdivisions, of this Code with the exception of the filing requirements established by the county clerk's office. A fee shall from time to time be established by the City Manager with the approval of the City Council for any application filed hereunder.
- C. All proposed mobile/manufactured home park or RV Park plats within the City or its extraterritorial jurisdiction shall be submitted to the Planning and Zoning Commission for consideration. The Planning and Zoning Commission has the power and authority to recommend approval of said plats to the Council.

**Sec. 3-77. - Building or development permit required.**

It shall be unlawful for any person to construct, alter or extend any mobile/manufactured home park or RV Park within the City without first having obtained a permit therefor from the Building Official.

**Sec. 3-78. - Application contents; fee.**

- A. All applications for mobile/manufactured home park or RV Park building or development permits shall be submitted to the Building Official with the required fee in such amount as shall be from time to time established by the City Manager and approved by the City Council and shall contain the following:
  - 1. The name and address of the applicant;
  - 2. The street address and legal description of the land on which the mobile/manufactured home park or RV Park development is to be or is located;
  - 3. Complete engineering plans and specifications of the proposed development showing, but not limited to the following:
    - i. The area and dimensions of the tract of land;
    - ii. The number, location, and size of all mobile homes and manufactured home or RV lots;
    - iii. The required drawing shall show:

- (a) The location of any areas designated for mobile or manufactured homes.
  - (b) The location of any areas designated for recreational vehicles which shall be separated from lots or areas set aside for mobile/manufactured homes by a separation area of at least fifty (50) feet and in a clearly demarcated area.
  - (c) The dimensions and location of all lots.
- iv. The location and width of roadways and walkways and vehicle parking;
  - v. The location of water and sewer lines and riser pipes;
  - vi. The location and details of fire hydrants;
  - vii. The location of standpipes if a standpipe system is to be installed;
  - viii. Plans and specifications of the required mobile/manufactured home park or RV Park office and all buildings constructed within the mobile/manufactured home park or RV Park;
  - ix. The location and details of all electrical and gas systems; and
  - x. Site drainage plan.
  - xi. Any additional information the Building Official determines will aid in the enforcement of this chapter.
  - xii. The Building Official may require that all or any portion of the plans and specifications be certified by a professional engineer registered in Texas.

**Sec. 3-79. - Review and approval process.**

The Building Official shall review the application for a permit and may grant a permit if it is found that the application is in accord with the provisions of this Code and other applicable law, and that the issuance of the permit will not adversely affect the health, safety and well-being of the residents, citizens and inhabitants of the City.

**Secs. 3-80—3-85. - Reserved.**

**DIVISION 3. - LICENSE**

**Sec. 3-86. - Park operators license required.**

It shall be unlawful for any person to operate any mobile/manufactured home park or RV Park within the limits of the City unless he/she holds a valid license issued annually by the Building Official in the name of such person for the specific mobile/manufactured

home park or RV Park. All applications for licenses shall be made to the Building Official, who shall issue a license upon compliance by the applicant with provisions of this chapter.

**Sec. 3-87. - Notice of disposition and transfer.**

Every person holding a license shall give notice in writing to the Building Official within thirty (30) days after having sold, transferred, assigned, given away, or disposed of any interest in, or control of any mobile/manufactured home park or RV Park. Such notice shall include the name and address of the person succeeding to the ownership, or control of, such mobile/manufactured home park or RV Park. Upon application in writing for transfer of license and payment of all appropriate fees as herein established, the license shall be transferred if the mobile/manufactured home park or RV Park is in compliance with all applicable provisions of this Code. The transferee shall be entitled to operate the park for a period of thirty (30) days and shall apply for and obtain a new permit to operate. If the transferee shall fail to do so within the required thirty-day period, all rights and privileges shall be forfeited. If such license terminates upon the aforesaid basis, the occupants of the mobile/manufactured home park or RV Park shall be given a thirty-day notice to remove their mobile/manufactured homes or RVs from the premises and failure to do so within such period of time shall constitute a misdemeanor.

**Sec. 3-88. - Application for license.**

- A. Applications for original licenses shall be in writing, signed by the applicant and shall contain: the name and address of the applicant, the location and legal description of the mobile/manufactured home park or RV Park, plans and specifications of the park as required in this Code, and any information that may be required by the Building Official so that the City can determine whether the park meets all applicable laws and ordinances. Such application shall be accompanied by the payment of all applicable annual license fees.
- B. The City shall inspect each park annually prior to expiration of the license. A copy of the inspection report and notice of renewal will be furnished to each license holder to ensure compliance with applicable code prior to renewal. The expiration date of licenses are September 30th of each year. While the City will endeavor to send notice for renewal prior to expiration of the subject license, the ultimate responsibility for timely renewal in full compliance with the Code is solely that of the license holder. Applications for annual renewal of licenses shall be made in writing by the holders of the license, shall be accompanied by payment of the annual license fee and shall contain any change in the information submitted since the original license was issued or the latest renewal was granted.

**Sec. 3-89. - Issuance of mobile/manufactured home park or RV Park license.**

The Building Official shall not issue any license for the operation of a mobile/manufactured home park or RV Park unless application has been made therefor pursuant to this chapter and the requirements as may be from time to time imposed herein. No license shall be issued until all applicable fees have been paid, and the park

is found to meet all requirements of this chapter and other applicable laws and ordinances. The issuance of a license shall not constitute evidence that the park does meet the requirements of this chapter or other applicable laws and ordinances.

**Sec. 3-90. - Correction of violations.**

Whenever, upon inspection of any mobile/manufactured home park or RV Park, the Building Official finds that conditions or circumstances exist which are in violation of this chapter, or there exists conditions that are or may tend to be injurious to the health, safety and well-being of the City, the Building Official shall give notice in writing to the person to whom the license was issued that unless such conditions or practices are corrected within a reasonable period of time specified in the notice, the license shall be subject to revocation.

**Sec. 3-91. - Revocation and expiration of license.**

- A. Any license issued hereunder may be revoked for violation of any of the terms or provisions of this Code or other applicable state or federal law. In the event a complaint shall be filed with the Building Official alleging circumstances, conditions, or raising questions as to the ability of the permit holder to satisfactorily perform under the terms and provisions of the Code, the Building Official may conduct a hearing for the purposes of inquiring into the facts and allegations relating to such permit, license or ability to perform thereunder. The Building Official shall provide the license holder with ten (10) days notice prior to convening any hearing and, upon the completion of a hearing, shall announce any decision reached in writing to all parties in interest. Any person aggrieved by any decision so rendered may appeal in writing by letter to the City Manager within ten (10) days from the date of the decision of the Building Official. The City Manager may make such inquiries and investigations that may be appropriate and shall render a final decision thereon.
- B. After a mobile/manufactured home park or RV Park operator's license has expired, or if a mobile/manufactured home park or RV Park operator's license has been revoked, notice shall be given by the City to the occupants of the subject park to vacate the premises within a period of thirty (30) days and remove their mobile homes or manufactured homes therefrom. Failure of any such occupant to comply therewith shall constitute a misdemeanor. In the event legitimate circumstances exist preventing compliance within the specified thirty-day period, the Building Official may extend the compliance time for a period as may be reasonably determined. Additionally, when warranted, the Building Official may provide for immediate compliance when a serious threat to life or substantial damage to property may exist.
- C. Nothing contained in this section shall be construed to prevent the City from ordering the immediate evacuation or closure of any mobile/manufactured home park or RV Park to the extent permitted by law in the event of imminent or extreme hazard to human life or property.

- D. No license once revoked shall be at any time reinstated, renewed or reissued until such time as the former permit holder has fully complied with all of the terms and provisions of the Code for a new permit holder.

**Sec. 3-92. - Posting.**

The license certificate issued under this article shall be conspicuously posted in the office of or on the premises of the mobile/manufactured home park or RV Park at all times.

**Sec. 3-93. - Fees.**

The annual fee for each mobile/manufactured home park or RV Park shall be fifty dollars (\$50.00) and an additional fee of fifteen dollars (\$15.00) for each mobile/manufactured home stand or RV space. This fee entitles the licensed park to the initial inspection for license renewal and follow-up inspection, if necessary. If additional inspections are required for noncompliance, a fee of one hundred dollars (\$100.00) for each additional inspection shall be charged. Failure to pay these additional fees will be considered justification to deny the mobile home park license.

**Secs. 3-94—3-100. - Reserved.**

**DIVISION 4. - INSPECTION**

**Sec. 3-101. - Maintenance.**

Every person owning or operating a mobile/manufactured home park or RV Park shall maintain such park, and any facilities, fixtures, and permanent equipment in connection therewith, in a clean and sanitary condition free from litter and high weeds, shall maintain all equipment present or used in a state of good repair and in compliance with all applicable laws.

**Sec. 3-102. - Office building.**

- A. *Parks with more than fifty (50) lots.* Each mobile/manufactured home park with more than fifty (50) lots shall be provided with a building to be known as the office with a sign thereon, in which shall be kept copies of all records pertaining to the management and supervision of the park, as well as all rules and regulations of the park. Such records, rules and regulations are required to be maintained and shall be made available for inspection to the Building Official or any other representative identified in Section 3-103.
- B. *Parks with fifty (50) lots or less.* Mobile/manufactured home parks with fifty (50) lots or less shall be required to permanently post in a prominent place at or near the entrance to the mobile/manufactured home park a placard or notice containing the name and address of a person authorized to respond to notification for inspection by the Building Official on a twenty-four-hour basis. Additionally, such

parks will make available to the Building Official or any other representative identified in Section 3-103, upon his/her request, all records pertaining to the management and supervision of the park.

- C. *Nonconforming parks.* Nonconforming mobile/manufactured home parks existing on the effective date hereof will be required to comply with subsection (B) above, regardless of the number of lots therein.

**Sec. 3-103. - Inspection of mobile/manufactured home parks or RV parks.**

The City's Building Official, Health Officer, Chief of Police, Fire Marshal and their respective authorized deputies, officers, inspectors and other representatives are hereby authorized and directed to make such inspections as are necessary or desirable to determine satisfactory compliance with this chapter and all other applicable ordinances and laws.

**Sec. 3-104. - Inspection and entry.**

The Building Official or any officer of the City who shall be authorized and directed to perform inspections of mobile/manufactured home parks or RV Parks and/or mobile/manufactured homes or RVs, shall be granted immediate access upon notice of intent to perform inspection and request to enter. In the event said officer shall be denied access or impeded in obtaining access, the City shall have the power to commence such action as shall be necessary to secure revocation of the permit or authority previously issued for the mobile/manufactured home park or RV Park including a permit to operate a mobile/manufactured home park or RV Park. Such failure to grant access without just and necessary cause shall be grounds for termination of the permit and authority to operate a mobile/manufactured home park or RV Park as well as any other authority issued hereunder.

**Sec. 3-105—3-110. - Reserved.**

**DIVISION 5. – MOBILE/MANUFACTURED HOME PARK STANDARDS**

**Sec. 3-111. - Location.**

A mobile/manufactured home park may be located upon any property in the City provided:

- A. The site is a contiguous development of land comprised of a minimum of fifteen (15) acres;
- B. The applicant shall certify under oath as a part of the application that a reasonable inquiry has been made and that as a result of such inquiry there are no valid and applicable deed restrictions or other land use restrictions which prohibit the development or use of the site as a mobile/manufactured home park;

- C. Soil conditions, ground water level, drainage and topography do not constitute hazards to health, safety or welfare;
- D. The site is not to be exposed to objectionable smoke, dust, noise, odors, or other adverse influences;
- E. The use of the site, as proposed, is not in any flood hazard area preventing use of the site for a mobile/manufactured home park;
- F. The location of this site and the intended use of the site is in compliance with all other requirements of this Code; and
- G. The site development plans provide for adequate infrastructure improvements for a manufactured home park.

**Sec. 3-112. - Use for nonresidential purposes prohibited.**

No part of any park shall be used for nonresidential purposes, except such uses that are required for the direct servicing and well-being of park residents and for the management and maintenance of the park and the required park office.

**Sec. 3-113. - Additional requirements for a mobile/manufactured home park.**

The mobile/manufactured home park shall conform to the following requirements:

- A. The mobile/manufactured home park shall be located on a well-drained site, properly graded to ensure rapid drainage and freedom from stagnant pools of water.
- B. Each mobile/manufactured home lot shall:
  - 1. Consist of a minimum of six thousand (6,000) square feet; and
  - 2. Be at least fifty (50) feet wide at the front stand.
- C. A mobile/manufactured home shall be placed on each lot stand so that:
  - 1. There shall be a minimum clearance of twenty-five (25) feet from front of lot line.
  - 2. There shall be at least twenty-five (25) feet side clearance between each mobile home or manufactured home.
  - 3. End-to-end clearance shall be not less than ten (10) feet.

4. There shall be at least thirty (30) feet clearance between mobile or manufactured homes and mobile/manufactured home park boundaries and at least ten (10) feet from any building within the park, except storage buildings.
- D. All mobile home or manufactured home lots shall abut upon a street and meet the following requirements:
1. All streets shall be at least thirty (30) feet wide from face to face of curb.
  2. All streets must satisfy minimum requirements for a public street in accordance with the most current addition of the Design Standards.
  3. All streets shall be well marked in daytime and lighted at night.
  4. All driveways must be in accordance with the most current edition of the Design Standards for the construction of City streets.
  5. All streets previously existing in a mobile home/manufactured housing subdivision shall be improved and altered to meet the requirements as herein set out upon any application for a permit to change, enlarge or modify the existing configuration of the mobile home/manufactured housing subdivision.
  6. If at any time the Building Official shall determine that previously existing streets, parks or drives have become so deteriorated or damaged as to constitute an actual or potential hazard to the residents, citizens and inhabitants of the City, the Building Official may declare the existing streets and park to be unsafe and prohibit their use until such existing streets, drives and parks shall be brought into compliance with this Code.
- E. All parking shall be in conformance with the minimum requirements for parking found in Sec. 1-418.
- F. For each mobile or manufactured home lot there shall be provided a storage building of a minimum of one hundred fifty (150) cubic feet.
- G. All public and private utilities shall be installed underground.
- H. All mobile home/manufactured home parks must be separated by a solid/opaque decorative masonry fence or wall of at least six (6) feet in height from adjacent properties and park boundaries. A minimum of three-foot setback for the fence is required from the front property line and any property line of the park boundaries that abut streets.
- I. All mobile or manufactured home parks and subdivisions shall be provided a minimum of four-foot (4') sidewalks on each side of the street, unless otherwise required by the most currently adopted Design Standards and Thoroughfare Plan.

1. All mobile/manufactured home lots/sites shall connect to sidewalks to the front entrance by a minimum of a four-foot (4') wide concrete walkway.
- J. A minimum of thirty (30) percent of the net platted area shall be open green space. "Open green space" is defined as, and limited to, common areas of open green space with landscaping or open community recreational areas. Open green space does not include any areas specifically designated or used as building sites for mobile or manufactured homes, buildings sites for utility or storage buildings, parking lots, garages, streets, or driveways within a mobile or manufactured home development. The actual surface areas of open green space, such as common area lawns and landscaping, and community recreational areas, such as playgrounds, community swimming pools and surrounding paved deck area, community tennis courts, and other open common recreation areas, shall be considered in calculating the minimum requirement for open green space. Recreational facilities located within enclosed buildings shall not be considered open green space. Park land provided to satisfy the requirements set forth in Chapter 4, Subdivisions, Article IV, Park Land, Public Sites and Open Spaces, may be included in satisfaction of the minimum required area of open green space required by this section, with the exception that detention basins (dry-bottom) shall not be used to satisfy open green space requirements.
- K. All mobile/manufactured home parks and RV Parks shall provide at least three (3) of the following amenity items:
1. Tennis courts (minimum two (2));
  2. Swimming pool;
  3. Recreation/community center or room;
  4. Basketball court (full court);
  5. Fitness center; or
  6. Playground area.

A basketball court or tennis court shall not occupy the same space to be counted as separate amenities.

- L. All mobile/manufactured home parks shall have an adequate number of access points to provide for an orderly and safe movement of vehicular traffic. The minimum number of points of access from said developments shall be provided in accordance with Section 4-61 of this Unified Development Code (UDC).

**Sec. 3-114. - Duties of owner generally.**

- A. It shall be the duty of the owner, his/her agent, representative or manager to prescribe rules and regulations for the management of the park and to make

adequate provisions for the enforcement of the rules and regulations. Copies of all such rules and regulations shall be furnished to the City Secretary. In addition, thereto, it shall be the duty of the owner, his/her agent, representative or manager to comply strictly with the following:

1. Provide for regular inspection of all public and private utilities.
2. Provide for the collection and removal of garbage and other waste material.
3. Prohibit the placing or storage of unsightly material or vehicles of any kind.
4. All sewer traps not in use shall be capped.
5. Provide and maintain safe and sanitary public and private utility connections to each mobile or manufactured home lot.
6. Maintain a neat, clean, sanitary and safe park.
7. Ensure that each mobile/manufactured home is so placed on the stand in such a manner that the full length of the frame can be firmly blocked to the concrete footings or concrete runners.
8. Each mobile/manufactured home stand shall be assigned a number and this number shall be displayed on the street side of the mobile home or manufactured home.
9. Provide or demand that all mobile homes and/or manufactured homes have skirts within thirty (30) days after being placed.
10. Fully comply with all of the requirements of this Code, other applicable laws and the orders of the Building Official to enforce this Code.

B. The licensee shall notify the health officer immediately of any suspected communicable or contagious disease within the licensed park.

### **Sec. 3-115. - Water, sanitary sewer, electrical and gas supply.**

All mobile homes or manufactured homes are to be properly connected to an approved water, sanitary sewer, gas and electrical system, which terminate within the mobile or manufactured home stand.

### **Sec. 3-116. - Fuel regulation.**

Bottled gas shall not be used at licensed parks by recreational vehicle owners unless the containers are properly connected by copper or other suitable metal tubing. Bottled gas cylinders shall be securely fastened in place. No cylinders containing bottled gas shall be located in a recreational vehicle or within five (5) feet of a door thereof. State and local regulations applicable to the handling of bottled gas and fuel oil must be

followed. The maximum number of gallons of bottled gas per recreational vehicle shall be no more than one (1) five-gallon and one (1) fifteen-gallon container. The maximum amount of fuel oil per recreational vehicle shall not be more than fifty-five (55) gallons.

**Sec. 3-117. - Specific regulations applicable to recreational vehicles in licensed parks.**

For all recreational vehicles the licensee shall maintain or ensure that an agent maintains a register showing:

- A. The names of persons staying or residing in the park specifically designating the recreational vehicle lot on which they are staying or residing.
- B. The serial number, make, model and description of each recreational vehicle parked within the park at a place designated and segregated for recreational vehicles.
- C. The date each recreational vehicle is placed in the park and the date it is removed from the park.

**Sec. 3-118. - Additional construction.**

It shall be unlawful for any person operating a mobile/manufactured home park or occupying a mobile/manufactured home to construct or permit to be constructed any additional structure, building or shelter in connection with or attached to a mobile/manufactured home without first obtaining a building permit issued under the applicable provisions of this Code.

**Sec. 3-119. - Tiedown and foundation blocking standards.**

- A. The installation of manufactured housing shall comply with the standards and requirements of the Texas Manufactured Housing Code.
- B. All manufactured housing must have adequate tiedowns pursuant to Vernon's Ann. Civ. St. Art. 5221f or as may be subsequently amended and as provided for thereafter.
- C. Manufactured housing shall be placed on piers and footings meeting the following requirements:
  - 1. Piers and footings shall be installed directly under the main frame or chassis of the mobile home or manufactured home. They shall be located under both frame rails. Piers shall be spaced so that the center of no pier is farther than ten (10) feet from the center of the next one.
  - 2. All footings shall be of solid concrete-type construction, at least sixteen (16) inches in length, sixteen (16) inches in width, and four (4) inches in height. All grass and organic material shall be removed from beneath the footing, and the pier footing shall be placed on stable soil.

3. Piers shall be constructed of standard eight-inch by eight-inch solid concrete type construction blocks. Treated wood blocks and shims used for leveling shall be no more than four (4) inches in overall thickness per pier, and blocks shall be at least seven and one-fourth (7¼) inches wide and fifteen (15) inches thick.
4. Piers similar to those described above such as adjustable screw anchor columns may be used if they are attached to both the frame rail and to a concrete pad at least four (4) inches thick.
5. The following may be substituted for footings as described in subsection (2) above:
  - i. Two (2) runners each thirty-six (36) inches wide and as long as a mobile/manufactured home to be harbored upon such stand.
  - ii. Runners to be four (4) inches thick reinforced concrete with four (4) Number 4 bars over the full length of the runner and tied twelve (12) inches on center with Number 4 bar.
  - iii. Reinforcing steel shall be supported on chairs no less than every three (3) feet.

**Sec. 3-120. - Community maintenance standards; responsibilities of the licensee or agent.**

- A. The person to whom a license for a mobile/manufactured home park is issued shall provide adequate supervision to maintain the park in compliance with this chapter and to keep its facilities and equipment in good repair and in clean sanitary condition.
- B. The licensee or his/her agent shall notify the community residents of all applicable provisions of this chapter and inform them of their duties and responsibilities under this chapter.
- C. The licensee or his/her agent shall supervise the placement of each mobile/manufactured home on its mobile/manufactured home stand which includes securing its stability and installing all utility connections. Where permits are required, the licensee or his/her agent shall refuse to allow connections unless all requirements of this Code have been met and all applicable permit fees have been paid.

**Sec. 3-121. - Responsibility of the resident.**

- A. The resident shall at all times comply with all applicable requirements of this Code and shall maintain his/her mobile/manufactured home site, its facilities and equipment in good repair and in clean sanitary condition.

- B. The resident shall be responsible for proper placement of their mobile/manufactured home on its mobile/manufactured home stand and proper installation of all utility connections in accordance with the instructions of the management. The resident shall obtain all City licenses and permits where required.

**Sec. 3-122. - Insect and rodent control.**

- A. Grounds, premises, buildings and structures shall be maintained free from insect and rodent harborage and infestation.
- B. The park and area where the mobile/manufactured home is placed shall be maintained free of accumulations of debris which may provide rodent harborage or breeding places for flies, mosquitoes and other pests.
- C. Storage areas shall be so maintained as to prevent rodent harborage; lumber, pipe, and other building material shall be stored at least one (1) foot above the ground.
- D. The growth of brush, weeds and grass shall be controlled to prevent harborage of ticks, chiggers and other noxious insects. Open areas shall be maintained free of heavy undergrowth of any description.

**Sec. 3-123. - Special provisions applicable to existing nonconforming parks.**

- A. A mobile/manufactured home park constructed prior to the effective date hereof, or prior to the annexation of land on which the mobile/manufactured home park is located, may continue to be used as a mobile/manufactured home park although not constructed in accordance with the provisions of this chapter if:
  - 1. The mobile/manufactured home park meets all other requirements of law which were applicable at the time of its construction as a mobile/manufactured home park;
  - 2. The mobile/manufactured home park contains no conditions which constitute a threat to the health and safety of its residents or the public in general; and
  - 3. The mobile/manufactured home park meets all other applicable requirements of law and is not deemed by the officer appointed by the City Manager to be a hazard to the health, safety and well-being of the citizens, residents and inhabitants the City.
- B. Any additions, alterations and repairs to existing nonconforming parks are required to meet the requirements of this chapter unless otherwise directed by the Building Official.
- C. Notwithstanding the provisions of subsection (A) above, a mobile/manufactured home park that was constructed before the effective date hereof, or before

annexation by the City, may not be enlarged so as to expand the number of stands therein unless the enlargement is constructed in full compliance with the then current requirements of this Code.

**Secs. 3-124—3-125. - Reserved.**

**ARTICLE IV. - MOBILE HOME/MANUFACTURED HOME SUBDIVISIONS**

**Sec. 3-126. - Plat approval.**

Mobile/manufactured home subdivision plats will be considered and approved for recordation in the same manner and subject to the same provisions of this Code as are applicable to plats for other residential subdivisions, provided that no such mobile/manufactured home subdivision plat will be approved by the City unless the following additional requirements are complied with:

- A. It shall contain a minimum of ten (10) acres of land and not less than fifty (50) lots; and
- B. It shall be restricted by deed restrictions to manufactured housing used as places of permanent residency. Deed restrictions shall also provide that manufactured homes within the subdivision shall be single-family ownership only and that the same cannot be rented or leased for temporary residency by the owner(s) of the unit. The term temporary residency as used herein shall be understood to mean periods of six (6) months or less.
- C. No lot in a permitted subdivision shall be rented or leased for occupancy by transient owners of manufactured homes.

**Secs. 3-127—3-129. - Reserved.**

**ARTICLE V. - SALES AND STORAGE LOTS—MANUFACTURED HOUSING, TRAVEL TRAILERS AND RECREATIONAL VEHICLES**

**Sec. 3-130. - Applicability.**

This article shall be applicable to all mobile homes, manufactured housing, recreational vehicles, camping trailers and all other kinds of travel trailers or truck-mounted apparatus generally used and intended for recreational purposes. The term "recreational vehicle" when used in this article shall mean a recreational vehicle, camping trailer or a travel trailer, or any truck-mounted apparatus generally used and intended for recreational purposes.

**Sec. 3-131. - Residence prohibited.**

No mobile home or manufactured home shall be permitted to be occupied for residential use on a sales lot.

**Sec. 3-132. - When connection to electricity permitted.**

A mobile home, manufactured home or a recreational vehicle located on a sales lot for display purposes may only be connected to electricity if:

- A. It has been placed on a lot designated for the sale of mobile homes, manufactured homes or recreational vehicles connected to electricity pursuant to a plan submitted to and approved by the director of public works.
- B. The sales lot has a valid authorization for connection of mobile homes, manufactured homes or recreational vehicles, to electricity and maintains such authorization at all times the mobile home, manufactured home or recreational vehicle is connected to electricity.
- C. The connection to the mobile home, manufactured home or recreational vehicle is in compliance with all applicable laws and ordinances.
- D. All electrical wiring in the mobile home, manufactured home or recreational vehicle meets the requirements of the National Electrical Code that was in effect at the time the mobile home, manufactured home or recreational vehicle was manufactured.

**Sec. 3-133. - Authorization.**

To obtain authorization for connection of mobile homes, manufactured homes or recreational vehicles located in a sales lot, to utilities, the operator of the sales lot shall make application therefor on a form furnished by the City for such purpose. The operator of the sales lot shall pay a fee in the amount as shall be from time to time set by the City Manager and approved by the City Council.

**Sec. 3-134. - Sales office permitted.**

The operator of a mobile/manufactured home sales lot may apply for a placement permit for one (1) mobile home or manufactured home thereon to be connected to utilities for use as an office and for demonstration purposes. In the case of a recreational vehicle sales lot, the operator may apply for a placement permit for one (1) recreational vehicle thereon to be connected to utilities for use as an office and for demonstration purposes.

**Sec. 3-135. - Display units exempt.**

A mobile home or manufactured home which is situated upon a sales lot and is not connected to any utilities other than electricity and is not being used for any purpose other than display for sale is exempt from the requirements of this chapter.

**Sec. 3-136. - Dealer's responsibility.**

Any person operating a manufactured housing sales lot or a recreational vehicle sales lot must comply with all applicable provisions of this Code and shall obtain from the City a sales lot permit. A sales lot permit shall be issued if the applicant complies with all provisions of this Code and after inspection and approval by the director of public works. The director of public works shall determine whether the operation of such sales lot can occur without affecting the health, safety and well-being of the community and whether there is adequate ingress and egress to permit the movement of vehicles and persons entering such lot.

**Sec. 3-137. - Surfacing required.**

- A. All portions of lots or tracts of land used for egress or ingress in the operation of a mobile/manufactured home sales lot or storage lot shall be constructed and maintained in accordance with the standards as herein set out. Acceptable surface materials and specifications:
  - 1. Subgrade — Minimum six-inch lime stabilized subgrade.
  - 2. Surface — Minimum six-inch concrete paving with No. 4 bar c-c, each way.
  - 3. Concrete — Five and one-half-sack mix, three thousand five hundred (3,500) psi twenty-eight-day compressive strength.
- B. Concrete paving:
  - 1. Subgrade — Minimum six-inch lime stabilized subgrade.
  - 2. Surface — Minimum six-inch concrete paving with No. 4 bar c-c, each way.
  - 3. Concrete — Five and one-half-sack mix, three thousand five hundred (3,500) psi twenty-eight-day compressive strength.
- C. At least one hundred twenty-five (125) feet of depth with a minimum width of forty-four (44) feet used as ingress and egress into the mobile/manufactured home sales lot or storage lot shall be constructed and maintained as herein required.

**Sec. 3-138. - Density and perimeter buffering applicable to sales and storage lots.**

- A. All mobile homes or manufactured homes within a sales or storage lot shall maintain a minimum eight-foot surface and aerial separation between any other mobile home, manufactured house or other building(s) on all sides and in all directions. This regulation and provision shall be deemed the minimum requirement and shall not be deemed superseded by any other setback requirements that may otherwise be required in this Code or by other law providing for a lesser setback.
- B. No mobile home or manufactured house shall at any time be placed closer than eight (8) feet to any abutting property line for any area of land used for mobile home or manufactured home sales or storage. The required eight (8) feet perimeter shall be deemed a perimeter buffer and shall be the minimum setback and shall not be deemed superseded by any other setback requirements that may be otherwise required in this Code or by other law providing for a lesser setback. The required open space shall be free of storage or other materials and shall at all times be maintained as open space and shall be mowed as needed or paved with an appropriate impervious surface.

**Sec. 3-139. - Fencing.**

All sales lots shall be fenced on three (3) sides unless fronting on a public roadway by an opaque or "closed type" solid fence of a height of not less than six (6) feet. All storage lots shall be fenced on four (4) sides by an opaque or "closed type" solid fence in accordance with height requirements as stated above. All fencing materials shall be approved by the director of public works prior to construction.

**Sec. 3-140. - Site drawings; permit required; period of implementation.**

Prior to constructing any facilities or improvements or using any lots or land for a mobile home or manufactured home sales or storage lot, the owner or occupant thereof shall submit an application and site drawing as hereinafter required.

- A. All mobile home and/or manufactured housing sales and/or storage lots shall submit site drawings and such information as may be required in an application to the director of public works in accordance with the City's building code, and all other laws and ordinances that have been properly adopted showing the location of all proposed or existing buildings and structures, access ways, parking lots, internal roads and other improvements, on the site or lot, including the location(s) or areas designated for mobile homes or manufactured homes which are to be placed on the site for sale, parts sales, repairs, office use or storage. Such drawing shall also show the location of all electrical disconnect boxes, as well as water and gas disconnections. Each plan shall specify the location of all fire hydrants or other devices used for internal fire control or suppression.
- B. Upon review of such application and information submitted, including plans and drawings, and upon finding the same comply with the requirements of this Code and other applicable law, the director of public works may issue a mobile home/manufactured home certification of compliance. Issuance of a permit shall only certify that the required site plans have been reviewed and it shall not be understood by anyone that the City has found and determined that the proposed plan is in conformity with this Code or any other law or regulation. The director of public works may withhold the issuance of a required permit if it is found that the proposed development is not in accordance with this Code, law, regulation or that the existence of the proposed use of the lot or land will likely constitute an actual impact to the health, safety and well-being of the City.
- C. The City may inspect at any time all mobile/manufactured home sales and/or storage lots to assure compliance with all applicable provisions required herein and make any necessary revisions to the site drawings to reflect changes.

**Sec. 3-141. - Special provisions applicable to existing nonconforming lots.**

- A. A mobile/manufactured home sales and/or storage lot constructed prior to the effective date hereof, or prior to the annexation of the land on which the mobile/manufactured home sales and/or storage lot is located, may continue to be

used as a mobile/manufactured home sales and/or storage lot although not constructed in accordance with the provisions of this article if:

1. The mobile/manufactured home sales and/or storage lot meets all other requirements of law which were applicable at the time of its construction as a mobile/manufactured sales and/or storage lot; and
  2. The mobile/manufactured home sales and/or storage lot in the opinion of the director of public works does not contain conditions which constitute a threat to the health and safety of its residents or the public in general.
- B. Any substantial additions, alterations and repairs to existing nonconforming mobile/manufactured home sales and/or storage lots are not permitted unless a permit has been obtained under applicable provisions of this Code.

**Sec. 3-142. - Additional requirements.**

Mobile/manufactured home sales and/or storage lots and all operations thereon shall at all times comply with all applicable provisions in the Code, as well as any other state or Federal laws, rules or regulations which may be applicable. The director of public works shall be authorized to issue emergency orders at any time for the preservation of the health, safety and well-being of the City. Such orders may include removal or relocation of any mobile home or manufactured house upon the lots. The failure of any person to comply with such orders shall be a violation of this Code and may be punished as herein provided.

**Secs. 3-143—3-150. - Reserved.**

**ARTICLE VI. - TRAVEL TRAILERS AND RECREATIONAL VEHICLES**

**Sec. 3-151. - General requirements.**

No travel trailer or recreational vehicle shall at any time be located in any park permitted for manufactured homes or mobile homes. Mobile homes and manufactured housing may be permitted in the same park as travel trailers and recreational vehicles but only in a separated and clearly marked area or location. Any area set aside for travel trailers and recreational vehicles shall be clearly marked and delineated and shall be removed from areas of the park designated for manufactured housing and mobile homes by at least fifty (50) feet as shall be measured from the closest point of the area designated for manufactured housing to the closest point of the area designated and set aside for travel trailers and recreational vehicles.