

Ordinance 6012

MOBILE HOMES AND MOBILE HOME PARKS

**(Also applies to all Mobile Homes and Manufactured Housing
built after June 15, 1976)**

AN ORDINANCE FOR THE PURPOSE OF PROMOTING THE HEALTH, SAFETY AND GENERAL WELFARE OF THE COMMUNITY BY REGULATING AND RESTRICTING MOBILE HOME, TRAVEL TRAILER AND VACATION TRAVEL TRAILER PARKS AND SUBDIVISIONS AND PURPOSES THEREOF.

**BE IT ENACTED BY THE COUNCIL OF THE CITY OF NOLANVILLE,
TEXAS, AS FOLLOWS:**

Section 1. Purpose

- (a) The scope of this ordinance shall be to govern the establishment and operation of all mobile home and vacation travel trailer parks within the city.
- (b) Except for the skirting requirements, this ordinance shall have no retroactive effect on existing trailer parks; however, any additions to or any changes in the physical character of the existing trailer parks, which are regulated by this ordinance, shall comply with the requirements of this chapter.
- (c) The purpose of this ordinance is to regulate the design and use of mobile home parks, because the public services must be provided, and the health, safety and welfare of the community must be maintained.

Section 2. Definitions

The following words, terms, and phrases, when used in this, shall ordinance have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

FHA shall mean the Federal Housing Authority

Hard Surface shall mean a surface that will not soften when exposed to moisture and which is of sufficient thickness to withstand unusual wheel loads. The use of asphalt, concrete, soil, cement, also gravel or crushed rocks when used in compliance herewith shall meet this requirement. However, caliche, when used by it self, will not be acceptable. In the event that gravel or crushed rock is used, such material must be applied six (6) to eight (8) inches thick with a soil binder, or in the alternative apply two (2) or three (3) inches thick over a minimum six (6) inch thick caliches base. The use of precast concrete slabs is acceptable as such slabs are at least two (2) feet square and are adequately reinforced. Such slabs must be clearly specified in construction plans approved by the building official.

Licensee shall mean any person licensed to operate and maintain a mobile home park under the provisions of this ordinance.

Manufactured home shall mean a structure constructed on or after June 15, 1976, according to the rules of the United States Department of Housing and Urban Development, transportable in one or more sections, which, in the traveling mode, is eight (8) body feet or more in width or forty (40) body feet or more in length, or, when erected on site, is three hundred and twenty (320) or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities and includes plumbing, heating, air conditioning and electrical systems. The term does not include a travel trailer.

Mobile Home shall mean a structure that was constructed before June 15, 1976, transportable in one or more sections, which, in the traveling mode, is eight (8) body feet or more in width or forty (40) body feet or more in length, or, when erected on site is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems. The term does not include a travel trailer. For purposes of this chapter. Any reference to mobile home includes a manufactured home.

Mobile home or vacation travel trailer space shall mean a plot of ground within a single mobile home or vacation travel trailer park, and designed for the accommodation of a single mobile or manufactured home or travel trailer.

Mobile home or vacation travel trailer stand shall mean a hard surfaced area of a mobile or manufactured home or a vacation travel trailer space that is reserved for the placement of a mobile or manufactured home or travel trailer.

Mobile Home Park shall mean any tract of land under single ownership, where accommodation is not provided for transient mobile or manufactured home use.

Planning commission shall mean the planning and zoning commission of the city, or its duly authorized representative.

Service buildings shall mean a structure housing toilet, lavatory or other such facilities as may be required by this ordinance.

Skirting shall mean the enclosing of the open space between the underside of a mobile home and the ground around the entire perimeter of the structure, using a masonry wall or a framework to which panels are attached.

Space width shall mean the horizontal distance of the side lot lines, measuring right angles to the lot depth at a point midway between the front and rear lot lines.

Travel trailer shall mean a vehicular, portable home designed as a temporary dwelling for travel, recreational and vacation uses. Such homes shall be classified as a travel trailer whether or not its wheels, rollers, skids or other rolling equipment have been removed, and whether or not any addition thereto has been built on the ground; and shall also include pickup campers, converted buses, self powered motor homes, tent trailers, tents and analogous temporary portable housing and accessory buildings.

Vacation travel trailer park shall mean any tract of land under single ownership, one (1) acre or more, where accommodation is provided for transient use.

Section 3. Parking restricted.

- (a) It shall be unlawful for any reason to park a mobile home within the city for a period longer than forty eight (48) hours except in an approved mobile home park or mobile home subdivision. The provisions of this section shall not, however apply to:
 - (1) Locations where mobile homes are manufactured or sold or stored by the manufacturer or seller.
 - (2) Temporary offices or display units.
- (b) It shall be unlawful for any person to connect utilities to, or to occupy a mobile home within the city, except where it is located in a duly licensed mobile home park under the terms of this ordinance or on private property zoned R-MH.
- (c) It shall be unlawful for any person to connect utilities to, or to occupy a travel trailer within the city except where it is located in a duly licensed vacation travel trailer park under the terms of this ordinance or as provided in this section.
- (d) A person may connect electricity to and occupy a travel trailer that is located on the property of a non-profit entity for a period not to exceed forty-eight (48) hours. A non-profit entity may request a longer period of time for a travel trailer to be occupied on its property by submitting an application for permit to the building official.

Section 4. Skirting required.

It shall be unlawful for any person to rent, offer for rent, occupy or otherwise maintain a mobile home upon any private lot, or within any mobile home park within the city limits, unless said mobile home is skirted according to the provisions of this Ordinance.

Section 5. Skirting construction materials.

Skirting methods and materials allowed shall be as follows:

- (1) Skirting shall be of a material suitable for exterior exposure and contact with the ground, including but not limited to vinyl or metal skirting systems. Such materials or systems shall be installed in accordance with the skirting manufacturer's installation instructions. Skirting shall be adequately secured to assure stability, to minimize vibration and susceptibility to wind damage, and to compensate for possible frost heave.

- (2) Any skirting installed as a permanent enclosure such as brick, stone, masonry, cement board or wood sheathing shall be constructed of materials as required by the adopted National Building Codes.

Section 6. Additional skirting requirements.

- (a) Vent openings shall be installed in the skirting walls either pursuant to the skirting manufacturer's recommendations or as provided in this section. Vents shall be arranged to provide cross-ventilation and shall be covered with corrosion-resistant wire mesh of not less than 1/4 inch nor more than 1/2 inch in any dimension. Vent openings shall have a combined net area of not less than one square foot for each one hundred and fifty 150 square feet of crawl space.
- (b) An access hatch shall be installed within permanent skirting installations to allow access under the mobile home for maintenance and repair. The access hatch shall be sufficient size to allow a person of average size to crawl through. The door of the access hatch shall have sufficient hardware to keep it closed tightly when not in use.

Section 7. Time limits.

Skirting installation shall be completed within:

- (a) Six (6) months after the passage of this ordinance for all mobile homes installed on or before the date of this ordinance.
- (b) Sixty (60) days after the date of occupancy for all other mobile homes.

Section 8. Building permits and code compliance.

- (a) A Mobile Home will not be permitted in the City limits of Nolanville upon private property that is not already zoned for mobile homes. Any person moving or causing to be moved a mobile homes into the City of Nolanville will obtain a permit prior to such moving. In the application for a permit, she/he will state the name and owner, the location to be used, the existing utilities and the utilities to be installed. Permits must be obtained each time a mobile home is moved to a new location.
- (b) It shall be unlawful for any person to construct, change physically, or extend any mobile home park or vacation travel trailer park within the city unless and until such plans have been approved by the city council, and unless the person shall hold a valid permit issued by the building official.
- (c) All new construction permitted under the terms of this section shall comply with the requirements and standards set out in all relevant sections of the city code including but not limited to, the subdivisions regulations, the National Building Code, the plumbing code, the electrical code, and the zoning ordinance.

Section 9. Inspection.

The building official and fire marshal are hereby authorized and directed to make such inspections as necessary to determine satisfactory compliance with this ordinance. They shall have the power to enter at reasonable times upon any private or public property for the purposes of inspection and investigating conditions relating to the

enforcement of this ordinance. It shall be the duty of the park management to give them free access to all lots at reasonable times for the purpose of inspection. It shall be the duty of every occupant of a mobile home park to give the owner thereof or his agent or employee access to any part of such mobile home park at reasonable times for the purpose of making such repairs or alterations as are necessary to effect compliance with this ordinance. Whenever, upon inspection of any mobile home park, the building official or other authority finds that conditions or practices exist which are in violation of any provisions of this article, and shall give notice in writing in accordance with this section to the person whom the license was issued that unless such conditions or practices are corrected within a reasonable amount of time as specified in the notice other action will be taken. At the end of such period, the authority giving the notice shall re-inspect such mobile home park and, if such conditions or practices have not been corrected, he shall recommend that the city council suspend the license and give notice in writing of such suspension to the person to whom the license is issued.

Section 10. Registration of occupants.

It shall be the duty of the licensee to keep a register containing a record of all mobile home and vacation travel trailer owners and occupants located within the park. The register shall be kept for a time period of two (2) years and shall be readily available for inspection by the law enforcement officers, public health officials, and other officials whose duties necessitate acquisition of the information contained in the register. The register shall contain the following information:

- (1) The name and address of each occupant.
- (2) The make model, and year, license number and state of registration, if available, of mobile homes, and vacation travel trailers and name and address of each owner.
- (3) The date of arrival and departure of each mobile home and vacation travel trailer.

Section 11. Supervision.

It shall be the responsibility of the park management to keep a reasonable attendant or supervisor or owner –operator in charge at all times, to keep the facilities and equipment in a clean orderly and sanitary condition at all times. The park manager shall notify all park occupants of all applicable provisions of this ordinance and inform them of their duties and responsibilities under this ordinance.

Section 12. Required application.

It shall be unlawful for any person to operate any mobile home park or vacation travel trailer park within the city unless he holds a valid license issued annually by the building official in the name of such person. Application for license should be made to the building official, who shall issue a license upon compliance by the applicant with the provisions of this ordinance, and other applicable legal requirements.

Section 13. Investigation, inspection.

The application for license under this division shall be filed in duplicate. The city engineer and city planning and zoning commission shall investigate the applicant, and inspect the proposed plans and specifications. Each of them shall then make a report to

the city council concerning such applicant and include therein their recommendations relative to the issuance of a license.

Section 14. Issuance.

If the mobile home and /or travel trailer park will be in compliance with all provision of this article and all other applicable ordinances or statutes, the city council may approve the application, and, in the case of proposed parks, make such approval contingent upon the completion of the park according to the plans and specifications submitted with the application. The building official, at the direction of the city council, shall issue the license.

Section 15. Fee.

The annual fee for each mobile home park or vacation travel trailer park shall be in accordance Ordinance 320-G Fee Schedule. The building inspection department shall send out notices at least thirty (30) days prior to the expiration date, and follow up to ensure that the annual license is obtained.

Section 16. Transfer.

The fee for transfer or the annual license shall be 15% of the original fee. Upon application for a transfer of the license, the city council may issue a transfer upon payment of transfer fee.

Section 17. Expiration.

Each license issued under this division, and any transfer thereof, may be granted at any time during the year and shall expire at the end of the calendar year of the city, unless previously revoked or terminated.

Section 18. Display.

The license certificate issued under this division shall be conspicuously posted in the office located on the premises of the mobile home park or travel trailer park at all times.

Section 19. Revocation.

The license to maintain and operate a mobile home park and a vacation travel trailer park shall be revoked by the city council upon thirty (30) days' written notice when recommended by the building official or the fire marshal on the finding of a violation of any provision of this chapter. A new license may be issued if the circumstances leading to revocation have been remedied, and new license fee paid. Upon receipt of notice of such suspension such person shall cease operation of such mobile home park.

Section 20. Conformance.

Any person planning to construct, change physically, or enlarge a mobile home park or vacation travel trailer park shall inform himself of the requirements of other city ordinances and shall conform to the requirements of this ordinance.

Section 21. Plans subject to subdivision ordinance.

- (a) Plans for mobile home parks and travel trailer parks shall be submitted under the same requirements and according to the same procedures as required for a subdivision under the subdivision ordinance subject to the following additional information:

- (1) Complete engineering plans and specifications of the proposed park.
- (2) Area and dimensions of the tract of land by metes and bounds.
- (3) The number, location, and size of all mobile home lots.
- (4) The location and width of roadways and sidewalks.
- (5) The location of service buildings and any other proposed structures.
- (6) The location of water and sewer lines and riser pipes.
- (7) Plans and specifications of all roadways and sidewalks.
- (8) Plans and specifications of all roadways and sidewalks.
- (9) The location and Typical details of lighting and electrical systems.
- (10) Location and size of recreation area.

- (b). All plans shall be submitted on twenty four (24) inch by thirty-six (36) inch linen tracing cloth or approved equal.

Section 22. Site size.

The initial development of any mobile home park shall not be less than two (2) acres fully improved with serviced spaces. The initial development of any vacation travel trailer park shall not be less than one (1) acre fully improved.

Section 23. Density.

The following maximum site densities shall apply to mobile home parks and vacation travel trailer parks:

- (1) Mobile home - ----- Ten (10) per acre
- (2) Vacation travel trailer – Eighteen (18) per acre

Section 24. Fencing.

Where mobile home parks and travel trailer parks are constructed next to a permanent home type of residential property, a six (6) foot high, solid fence shall be constructed on the boundary line between the park and the residential property.

Section 25. Spacing and setbacks.

Mobile home and vacation travel trailer minimum setback and spacing requirements shall be as follows:

Spacing	Mobile Homes	Vacation Travel Trailers
Between mobile structures	35 Ft.	12 Ft.
End to end parking	10 Ft.	10 Ft.
From permanent structure (excluding individual storage structures, patio roofs, carports)	10 Ft.	5 Ft.
From patio roof or carport of one mobile		

structure to adjacent mobile structure.	8 Ft.	5 Ft.
Rear and side park property lines	5 Ft.	5 Ft.
Adjacent to single family	25 Ft.	25 Ft.
Front park property line	25 Ft.	25 Ft.
From interior streets	recommend 8 Ft. from body	8 Ft. from body
From cul-de-sac streets	recommend 8 Ft. from body	8 Ft. from body
Average space width	50.Ft	20 Ft.

Section 26. Tenant storage

Mobile home parks shall provide storage facilities of one hundred ten (110) cubic feet minimum on each mobile home space.

Section 27. Patios roofs and carports.

Mobile home and vacation travel trailer parks spaces may have open, unenclosed patio roofs and carports of metal, fiberglass or other incombustible materials. (refer to fee schedule)

Section 28. Plumbing, drainage systems – FHA specifications.

Mobile home park plumbing and drainage systems shall meet FHA specifications.

Section 29. Same - Adherence to code.

Mobile home park plumbing and drainage systems shall be designed and installed in accordance with the provisions of this ordinance and the installation requirements of the International Building Codes.

Section 30. Same-Prohibited installation.

No gas piping, nonmetallic drainage or vent piping, sewage disposal system or parts thereof, serving more than one (1) trailer, shall be located under a trailer.

Section 31. Water distribution system.

- (a) The distribution system shall be constructed of material acceptable to FHA.
- (b) The water distribution system shall consist of piping capable of supplying six (6) gallons per minute at a minimum pressure of twenty (20) pounds per square inch at each mobile home stand. Also, the system shall be capable of supplying the following water demand for mobile homes:

<u>Maximum Number of Connections</u>	<u>Minimum Line Size (inches)</u>
10	2
25	2.5
50	3
100	4
150	5
250	6
250	8 and larger

Section 32. Individual water connections.

- (a) An individual water connection shall be provided at each mobile home lot.
- (b) The connection shall be located a safe distance from the sewer connection in accordance with the edition of the Standard Plumbing Code in force in the city.
- (c) The connection shall consist of a riser terminating at least four (4) inches above the ground surface, with two (2) three-quarter-inch valve outlets. The outlets shall be threaded so that a connection can be made from one (1) outlet to the mobile home water piping system and the other connection can serve a garden hose.
- (d) The riser pipe shall be protected with concrete curb, or by a concrete collar having a minimum thickness of three (3) inches and extending twelve (12) inches from the riser in all directions. The finished grade shall be sloped to divert surface drainage, sewage from the connection.
- (e) If a drain valve is included to drain the riser, an adequate return system must be provided to prevent a cross connection.

Section 33. Sewer system and connections; design and construction.

- (a) All sewer lines shall be constructed of material acceptable to FHA. The lines should be laid in trenches separated a safe distance from any drinking water supply line under pressure.
- (b) Sewers shall be at a grade, which will ensure a velocity of two (2) feet per second when the sewer is flowing full.
- (c) All joints in the sewer line shall be made watertight, and every effort shall be made to minimize groundwater infiltration into the sewerage system.
- (d) All sewer connections and manholes shall be constructed so as to prevent surface water from entering the sanitary sewers.
- (e) Cleanouts extending to grade shall be installed at fifty (50) foot intervals on four (4) inch lines and at one hundred (100) foot intervals for larger diameters.
- (f) All cleanouts shall be capped with cleanout plugs.

Section 34. Individual sewer connections.

Each mobile home lot shall be equipped with at least a three (3) inch sewer connection located so as to provide a suitable connection from the home with a continuous grade, which is not subject to surface drainage.

- (1) This sewer connection shall consist of a riser with a minimum diameter of three (3) inches. The riser shall be protected within a concrete curb or by a concrete collar at least the three (3) inches thick and extending twelve (12) inches horizontally from the riser in all directions. The connection shall terminate within the rear one-third of the stand.
- (2). The connection between the mobile home drain and the sewer shall be watertight. It shall be of material and a size acceptable to FHA.
- (3). The connection shall be equipped with couplings that will assure tight joints at the mobile home and at the drain that will assure tight joints at the mobile home and at the drain. Provision shall be made for plugging the drain when a mobile home does not occupy the space.

Section 35. Inspection; testing.

Plumbing and drainage installations shall be tested and inspected as required by the installation requirements of this ordinance.

Section 36. Responsibility.

(a) *Code violations.* When it is evident that there exists or may exist, a violation of any pertinent regulation, the owner, lessee, operator, person in charge of the park or any person causing a violation, shall immediately disconnect the trailer water supply and sewer connection from the respective park systems and shall employ such other corrective measures as may be ordered by the city inspector.

(b). *Maintenance.* All required devices or safeguards should be maintained in good working order. The owner, operator, lessee or his designated agent shall be responsible for their maintenance.

Section 37. Fuel.

Bottled gas for cooking purposes shall not be used at individual travel trailer lots unless copper or other suitable metallic tubing properly connects the containers. Bottled gas cylinders shall be securely fastened in place. No cylinder containing bottled gas shall be located in a mobile home or travel trailer 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.

Section 38. Natural gas.

Mobile home spaces shall be provided with a natural gas hookup at least four (4) inches above ground, when natural gas is used.

Section 39. Electrical distribution system.

All lines from meter base breaker boxes to the mobile home or travel trailer shall be buried at least eight (8) inches below ground, and shall be not less than one (1) foot radial distance from water, sewer, gas, or communication lines. All electrical requirements set forth in the appropriate state and local codes shall be complied with. All electric meters shall be permanently installed in a location accessible from an interior street, alley, or all weather walkway. Wiring from the pole meter base to the trailer breaker box shall be not less than the size of the wiring from the breaker box to the trailer. Wiring from the meter base to eight (8) inches.

Section 40. Penalty provision.

Any person, firm or corporation violating this Ordinance or any provision thereof shall upon conviction be guilty of a misdemeanor and shall be fined not more than three hundred (\$300.00) dollars and each day that such violation continues, shall be considered a separate offense and punishable accordingly.

Section 41. Savings Clause.

The provisions of this ordinance shall not apply to mobile and / or travel trailer parks already in existence and operating; such Parks shall be treated as a non-conforming use so far as the requirements of this ordinance is concerned. If any new additions, changes

so far as the requirements of this ordinance is concerned. If any new additions, changes placements occur the new changes will fall under this Ordinance completely. All other additions and changes shall become effective after adoption of this Ordinance for existing as well as new mobile home and travel trailer parks.

Section 42. Validity

(a) If any section, paragraph, subdivision, clause, phrase or provision, of this Ordinance shall be adjudged invalid or held unconstitutional the same shall not affect the validity of this Ordinance as a whole or any part or provision thereof other than the part so decided to be invalid or unconstitutional.

(b). All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

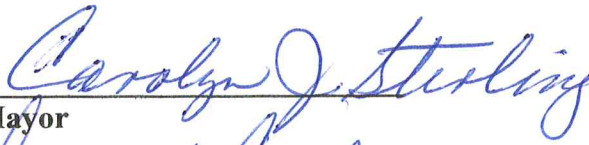
(c). Ordinance 6012 shall repeal previous 6012 A-J Ordinance's Mobile Homes and Mobile Home Parks in there entirety.

Section 43. Adoption.

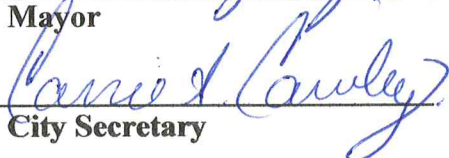
It being necessary for the preservation of the public peace, health and safety this Ordinance shall be in full effect from and after its adoption by the Nolanville City Council.

PASSED AND APPROVED AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF NOLANVILLE, TEXAS THIS THE 6th DAY OF December, 2007, AT WHICH MEETING A QUORUM WAS PRESENT, HELD IN ACCORDANCE WITH THE PROVISIONS OF GOVERNMENT CODE, CHAPTER 551.

ATTEST:



Mayor



City Secretary

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