



CITY OF MONTGOMERY
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MONTGOMERY, TX 77356
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Manufactured Home Move In Permit

PERMIT NUMBER:

Home Owner Name: _____

Phone Number: _____ | Cell Number: _____

Job Site Address: _____

Mailing Address: _____

City: _____ | State: _____ | Zip Code: _____

TOTAL COST DUE: \$100 | Receipt # _____

I hereby certify that I have read and examined this application and know the same to be true & correct. All provisions of law and ordinances governing this type of work will be complied with whether or not specified herein. The granting of this permit does not presume to give authority to violate or cancel the provisions of any state or local law office regulating construction of the performance of construction.

Applicant Name (print) _____

Applicant Signature _____

NOTICE: SEPARATE PERMITS ARE REQUIRED FOR PUBLIC UTILITIES, ELECTRICAL, PLUMBING, HEATING, VENTILATION, AIR CONDITIONING, GRADING, ALARMS, ROOFING, LANDSCAPING, FIRE SPRINKLERS AND LAWN SPRINKLERS.

OFFICE USE ONLY

ACCEPTED BY: _____ DATE: _____

ISSUED BY: _____ DATE: _____

MANUFACTURED HOMES AND TRAILERS*

Chapter 54

*Cross references: Buildings and building regulations, ch. 18; environment, ch. 34; floods, ch. 42; solid waste, ch. 76; streets, sidewalks and other public places, ch. 74; subdivisions, ch. 78; utilities, ch. 90; zoning, ch. 98.

Statelaw references: Texas Manufactured Housing Standards Act, Vernon's Ann. Civ. St. art. 5221f

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ARTICLE I. IN GENERAL

Sec. 54-1. Installation of mobile homes for residential use prohibited.

The installation of mobile homes for use or occupancy as a residential dwelling in the city is prohibited. This provision is prospective and shall not apply to any mobile homes used and occupied as residential dwellings in the city on the effective date of the ordinance from which this section is derived [April 20, 1999]. For purposes of this section, the term "mobile home" shall have the meaning assigned in section 54-32.

(Ord. No. 1999-4, § 7, 4-20-1999)

State law references: Authority to prohibit mobile homes within city limits, Vernon's Ann. Civ. St. art. 5221, § 4A.

Secs. 54-2--54-36 Reserved.

ARTICLE II. HUD-CODE MANUFACTURED HOME PARKS

DIVISION 1. GENERALLY

Sec. 54-31. Short title.

This article shall be referenced as the "Montgomery HUD-Code Manufactured Home Parks Ordinance."

(Ord. No. 1999-4, § 1, 4-20-1999)

Sec. 54-32. Definitions.

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

Building official means the designated inspection authority of the city, or its authorized representative.

Certificate of occupancy means a certificate issued by the city council for the use of a building, structure and/or land when it is determined by it that the building, structure and/or land complies with the provisions of all applicable city codes, ordinances and regulations.

City means the City of Montgomery and its extraterritorial jurisdiction.

Common access acute internal street means a private drive allowing principal means of access to individual HUD-code manufactured mobile home lots or auxiliary buildings.

Driveway means a major entrance way off the common access route within the park into an off-street parking area serving one or more HUD-code manufactured mobile homes.

HUD-code manufactured home means a structure constructed on or after June 15, 1975, 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 body feet or more in width or 40 body feet 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 recreational vehicle as that term is defined by 24 CFR 3282.8(g).

HUD-code manufactured home park means a parcel of land under single entity ownership which has been placed and improved for the placement of HUD-code manufactured homes, accessory uses and service facilities, meeting all requirements of this article and any applicable deed restrictions and state laws.

License means a written license issued by the city council permitting a person to operate and maintain a HUD-code manufactured home park under the provisions of this article.

Mobile home means a structure that was constructed before June 15, 1976, transportable in one or more sections, which, in the traveling mode is eight body feet or more in width or 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, designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities and electrical systems.

Parking space, off-street, means a minimum space ten feet in width by 20 feet in length, located within the boundary of a HUD-code manufactured home space, or in a common parking and storage area, having unobstructed access to an internal street.

Permit means a written permit/certification issued by the city council permitting the construction, alteration, or extension of a HUD-code manufactured home park under the provisions of this article and regulations issued under this article.

Plot plan/site plan means a graphic presentation, drawn to scale, in a horizontal plane, delineating the outlines of the land included in the plan and all proposed use locations, accurately dimensioned, with the dimensions also indicating the relation of each use to that adjoining and to the boundary of the property.

Sewer connection means a connection consisting of pipes, fittings and appurtenances from the drain outlet of a HUD-code manufactured mobile home to the inlet of the corresponding sewer service riser pipe of the sewage system serving the HUD-code manufactured home park.

Sewer service riser pipe means that portion of sewer service which extends vertically to the ground elevation and terminates at a HUD-code manufactured home space.

Space means a plot of ground within a HUD-code manufactured home park designated for accommodation of one HUD-code manufactured home, together with such open space as required by this article. The terms "lot" and "site" are included.

(Ord. No. 1999-4, § 2, 4-20-1999)

Cross references: Definitions generally, § 1-2.

State law references: Similar definitions, Vernon's Ann. Civ. St. 5221f, § 3.

Sec. 54-33. Penalty.

Any person violating this article or any portion thereof shall, upon conviction, be guilty of a misdemeanor and shall be punished as provided for in section 1-13.

(Ord. No. 1999-4, § 10, 4-20-1999)

Sec. 54-34. Inspections.

Any duly authorized inspector of the city shall be permitted to make reasonable inspections of any HUD-code manufactured home park to determine compliance with this article.

(Ord. No. 1999-4, § 5, 4-20-1999)

Sec. 54-35 Notice of violation.

Whenever it is brought to the attention of the city council that there has been a violation of any provision of this article, the city council shall give notice of such alleged violation to the permittee or licensee or agent as provided in this section. The notice shall:

- (1) Be in writing;
 - (2) Include a statement of the reasons for its issuance;
 - (3) Allow a reasonable time of not less than 30 days and not more than one year, based upon the nature and severity of the violation and having due regard for the safety and protection of the community, for the performance of the act it requires;
 - (4) Be served upon the permittee or licensee or agent; provided that the notice or order shall be deemed to have been properly served upon the permittee or licensee or agent when a copy thereof has been sent by mail to the permittee's or licensee's or agent's last known address, or when the permittee or licensee or agent has been served with the notice by any method authorized or required by the laws of this state; and
 - (5) Contain an outline of remedial action which, if taken, will effect compliance with the provisions of this article.
- If the violation is not remedied in accordance with the notice, and a breach of this article continues, then the city council may revoke any permits or licenses issued, in addition to any punishment provided in section 54-33.

(Ord. No. 1999-4, § 6, 4-20-1999)

Sec. 54-36 Granting of exception to place home outside park; standards for homes located outside park.

The city council may permit HUD-code manufactured housing to be located outside of a HUD-code manufactured home park subject to the following requirements:

- (1) The property owner shall present a written request to the city for approval to place a HUD-code manufactured home outside of a licensed HUD-code manufactured home park.
- (2) A public hearing will be scheduled by the city council to hear the request, with proper legal notice and publication required.

- (3) No HUD-code manufactured home not existing at the effective date of the ordinance from which this article is derived (April 20, 1999) will be allowed along the Highway 105 corridor.
- (4) The property must be one-fourth acre or larger in size.
- (5) No more than one dwelling is permitted on any residential lot.
- (6) The property must have a minimum of 75 linear feet street frontage.
- (7) The HUD-code manufactured home must be placed a minimum of 15 feet from side property lines.
- (8) The HUD-code manufactured home must be set back a minimum of 25 feet from the frontage line of the property, or 35 feet where the property faces a major street.
- (9) The HUD-code manufactured home must be set back a minimum of 25 feet from the back property line.
- (10) The HUD-code manufactured home must be used as a single-family dwelling.
- (11) The HUD-code manufactured home must contain no less than 1,000 square feet.
- (12) The HUD-code manufactured home shall be no older than five years and in good condition at time of permitting.
- (13) The HUD-code manufactured home must be anchored to meet the manufacturer's specifications.
- (14) Four-inch sewer service shall be connected with SCH 40 PVC pipe and shall be equipped with a sewer cleanout and P-trap. The line shall be left open for inspection.
- (15) Water service will be three-fourths-inch rigid PVC pipe equipped with a cut-off valve within five feet of the service entrance to the HUD-code manufactured home.
- (16) Electrical service from the utility pole will be routed underground and protected with two-inch PVC conduit from the body of the HUD-code manufactured home to the service disconnect on the utility pole. The line shall be left open for inspection.
- (17) Gas service lines must be routed underground to the service connection on the HUD-code manufactured home. No gas lines shall be enclosed under the HUD-code manufactured home by skirting.
- (18) Each HUD-code manufactured home shall have a service porch at the primary entrance to be of a size no less than 12 feet by eight feet, with the long side to be against the manufactured home.

(19) All HUD-code manufactured homes and required porches shall be underpinned with products designed for such use and properly skirted.

(20) Upon completion of the items listed in subsections (4) through (19) of this section, each HUD-code manufactured home owner shall contact the city building official to inspect and certify to the city, in writing, that the manufactured home is in compliance with this article. Such inspection shall also certify that the property meets or exceeds the requirements of the Texas State Plumbing Code and the National Electrical Code, the requirements of the state department of labor and standards, and the requirements of all applicable technical codes adopted by the city.

(Ord. No. 19994, § 9, 4-20-1999; Ord. No. 2011-9, § 1, 12-4-2011)

Cross reference: Buildings and building regulations, ch. 11
Secs. 54-37--54-60. Reserved.

DIVISION 2. PERMIT AND LICENSE

Sec. 54-61. Permit for construction, alteration or expansion.

(a) *Required.* It shall be unlawful for any person to construct, alter, extend or expand any HUD-code manufactured home park within the limits of the city without a valid permit issued by the city council in the name of such person for the specific construction, alteration or extension proposed.

(b) *Application.* All applications for permits shall be made upon standard forms provided by the city council and shall contain the following:

(1) The name and address of the applicant.

(2) The location and legal description of the HUD-code manufactured home park.
To the application shall be attached five copies of a site plan, at a minimum scale of one inch equals 200 feet for sites of 30 acres or more, and at a minimum scale of one inch equals 100 feet for sites under 30 acres. The site plan shall include all data required under this article, including, without limitation, the data required in section 54-85.

(c) *Fee.* All applications to the building official shall be accompanied by a fee of \$100.00.

(d) *Issuance.* In considering the application the city council may take into account the proposed location of the HUD-code manufactured home park in relation to the present and anticipated land use and development. After review of the application and determination that the application and the proposed park comply with this article and other applicable laws, codes and regulations, the permit shall be issued.

(e) *Hearing on denial.* Any person whose application for a permit under this article has been denied may request in writing a rehearing on the matter and offer additional evidence if desired.

(Ord. No. 1999-4, § 3, 4-20-1999)

Sec. 54-62. License for operation.

(a) *Required; term.* It shall be unlawful for any person to establish, operate or maintain or permit to be established, operated or maintained upon any property owned or controlled by such person any HUD-code manufactured home park within the limits of the city unless such person holds a valid license issued annually by the city council. All applications for licenses shall be made in writing to the city council, which shall issue a license upon compliance by the applicant with provisions of this article. The city council shall not issue a license unless the applicant is a valid holder of a certificate of occupancy, which shall be issued by the city council upon compliance with applicable ordinances and laws. If at any time a certificate of occupancy is revoked, the license shall be cancelled. Licenses issued shall expire on December 31 of each year.

(b) *Application for original license.* Application for an original license shall be in writing signed by the applicant, accompanied by an affidavit of the applicant as to the truth of the application and by the deposit of the license fee provided for in this section, and shall contain:

- (1) The name and address of the applicant.
- (2) A copy of a valid certificate of occupancy.
- (3) The location and legal description of the park.
- (4) A site plan of the park prepared in accordance with section 54-85.

(c) *Hearing on denial.* Any person whose application for a license has been denied may request, in writing and within ten days, a rehearing, which shall be granted by the city council.

(d) *Application for renewal.* Application for renewal of a license shall be made in writing by the licensee on forms furnished by the city council on or before December 1 of each year. The application shall contain any change in the information occurring after the original license was issued or the latest renewal granted and be accompanied by the HUD-code manufactured home park register as provided for in this article.

(e) *License fee.* All original license applications and renewals thereof shall be accompanied by a fee of \$50.00. All renewal fees shall be due on the issuance of the license.

(f) *Procedure for transfer of license.* Every person holding a license shall give notice in writing to the city council within 15 days after having sold, transferred, given away or otherwise disposed of interest in or control of any HUD-code manufactured home park. Application for transfer of license shall be made not later than 15 days after the date of the sale, transfer, or gift, or other disposition of interest in or control of the HUD-code manufactured home park, and the city council shall act thereon at the next regularly scheduled meeting.

(g) *Fee for transfer of license.* All applications for license transfer shall be accompanied by a fee of \$50.00.

(h) *Notice of violation; suspension.* Whenever the city council finds that conditions or practices exist which are in violation of any provisions of this article, it shall give notice in writing, in accordance with section 54-35, to the permittee or licensee, or the permittee's or licensee's agent, that unless conditions or practices in violation of this article are corrected within a reasonable period of time of not less than 30 days and not more than one year as specified in such notice, the license or permit shall be suspended. At the end of the period of time granted for correction, if the conditions or practices have not been corrected, the city council may suspend the license and give notice in writing of the suspension to the licensee or the licensee's agent at the address provided in the application. Upon receipt of notice of suspension, the licensee shall cease operation of the HUD-code manufactured home park within ten days after the notice is issued.
(Ord. No. 1999-4 § 4, 4-20-1999)

Secs. 54-63--54-70. Reserved.

DIVISION 3. PARK REGULATIONS AND STANDARDS

Sec. 54-81. Responsibility for compliance.

It shall be the responsibility of a licensee under this article to ensure that all requirements of this article are met and maintained. Any HUD-code manufactured mobile home park issued an initial license after adoption of the ordinance from which this article is derived (April 20, 1999) that is found to be in violation of any provisions of this article shall be notified in writing by the city council in accordance with section 54-35, and upon failure to comply the license shall be revoked.

(Ord. No. 1999-4 § 8(P), 4-20-1999)

Sec. 54-82. Nonconforming parks.

(a) Any HUD-code manufactured home park in use and/or existence on the effective date of the ordinance from which this article is derived (April 20, 1999), and not complying with all applicable provisions of this article, shall be considered a nonconforming HUD-code manufactured home park. Nonconforming parks shall comply with the requirements of section 54-62(d), (e), (f), (g) and (h).

(b) Any land area added to a nonconforming HUD-code manufactured home park shall conform to all requirements of this article.

(Ord. No. 1999-4 § 8(Q), 4-20-1999)

Sec. 54-83. Mobile homes prohibited.

(a) Mobile homes shall not be allowed in a HUD-code manufactured home park.

(b) Only HUD-code manufactured homes shall be permitted in a HUD-code manufactured home park.

(Ord. No. 1999-4, § 2(R)(3), (4), 4-10-1999)

Sec. 54-84. Minimum length and width of homes.

Any manufactured home less than the length and/or width specified in section 54-32 shall not be allowed in a HUD-code manufactured home park.

(Ord. No. 1999-4, § 2, 4-20-1999)

Sec. 54-85. Site plan.

(a) The site plan shall be filed as required by section 54-61(b) and shall show the following:

- (1) The name, address, for owner and record owner of the proposed or existing HUD-code manufactured home park.
- (2) The name of the subdivision where the park is located.
- (3) The names of adjacent public streets and roads.
- (4) Contour lines at two-foot intervals.
- (5) Locations and dimensions of all HUD-code manufactured mobile home spaces, utility easements, drives, recreation areas, streets and sidewalks. Each HUD-code manufactured mobile home space shall be numbered.
- (6) Scale of plan (no smaller than one inch equals 200 feet) and complete dimensions.
- (7) Density in units per gross area.
- (8) Area and dimensions of site.
- (9) Areas defined for waste containers and method of disposal of garbage and refuse.
- (10) Location of shower and toilet facilities.
- (11) Water and sewer plans. Water and sewer plans must be submitted showing the following:
 - a. Sewer line locations, grades and sizes.
 - b. Water line locations and sizes and source of water supply.
- (12) Paving and drainage plans. Paving and drainage plans must show the directions and calculated quantities of runoff and the proposed specifications for streets.

(b) The city shall notify the applicant in writing as to whether the plan was approved or disapproved, stating the reasons for disapproval and the modifications or conditions that must be made or met before approval can be obtained upon subsequent submission.

(Ord. No. 1999-4, §8(A), 4-20-1999)

Sec. 54-86. Site requirements.

Any HUD-code manufactured home park constructed after adoption of the ordinance from which this article is derived (April 20, 1999) and any extension/addition to an existing HUD-code manufactured home park in the city shall be done in compliance with the following site requirements:

(1) Density and park area.

- a. A HUD-code manufactured home park shall have no more than two spaces per acre.
- b. Each HUD-code manufactured home park shall be planned for and shall provide a minimum of five acres of area.

(2) Minimum site requirements and standards for manufactured homes.

a. Height requirements.

1. The height limit for any structure intended for occupancy in the HUD-code manufactured home park shall be 35 feet.
2. The average height of the HUD-code manufactured mobile home frame above ground elevation, measured at 90 degrees to the frame, shall not exceed four feet from the top of the pad.

b. *Spacing of homes.* HUD-code manufactured homes shall be located no closer than 20 feet from any exterior wall to the closest exterior wall of the nearest HUD-code manufactured home.

c. *Standards for spaces and pads.* Each and every HUD-code manufactured home shall be located on a separate space which shall conform to the following standards:

1. Each space shall be served with sanitary sewer, water, electrical power, telephone service and natural gas.
2. Each space shall provide a minimum average width of 40 feet and a minimum average depth of 80 feet.
3. Each space shall abut and/or have access to a private street for a minimum distance of 12 feet.
4. Each space shall provide a minimum area of 2,200 square feet, such area to be determined by the boundary lines of the space.

5. Each space shall provide a HUD-code manufactured home pad which shall provide an adequate foundation for the placement and tiedown of one single-family HUD-code manufactured home thereby securing the superstructure against uplift, sliding rotation and overturning. The pad shall:

i. Be constructed of material which shall adequately support the weight of the HUD-code manufactured home placed thereon and be durable and well drained under normal use and weather conditions.

ii. Provide anchors and tiedowns such as cast-in-place concrete dead-men, eyelets embedded in concrete foundations or runway screw augers, arrowhead anchors or other devices which secure the stability of the HUD-code manufactured home, which shall be placed at least at each corner of the HUD-code manufactured home.

iii. Cover an area of at least 24 square feet or at least one-third the area of the largest HUD-code manufactured home which is to be placed on the HUD-code manufactured mobile home park space, whichever is greater. No surface provided for a purpose other than the foundation of HUD-code manufactured home shall be considered a part of such HUD-code manufactured home pad.

6. Each space shall provide a minimum of two off-street parking spaces, which shall be constructed of concrete.

7. Double street frontage of HUD-code manufactured home spaces shall be avoided.

8. No vehicular access to a HUD-code manufactured home space is permitted from a public dedicated street.

9. The ground surface in all parts of every HUD-code manufactured home park and especially beneath HUD-code manufactured homes and other structures shall be graded and equipped to drain all surface water in a safe, efficient manner so as not to permit water to stand or become stagnant.

(Ord. No. 1999-4, § 8(B), 4-20-1999)

Sec. 54-87. Storage facilities.

Storage facilities with a minimum capacity of 200 cubic feet per HUD-code manufactured home space may be provided on the space, or in compounds located within 200 feet of space. Where provided, storage facilities shall be faced with a durable, fire-resistant material. Storage outside the perimeter wall of the HUD-code manufactured home shall be permitted only if in such facilities. No storage shall be permitted under a HUD-code manufactured home. Storage facilities shall not be located within ten feet of the boundary line of any HUD-code manufactured home space boundary line.

(Ord. No. 1999-4, § 8(C), 4-20-1999)

Sec. 54-88. Location of homes and accessory structures.

No HUD-code manufactured home or accessory structure such as a refuse container, carport, cabana, awning, fence or storage locker shall be permitted within ten feet of a private street or the boundary line of a HUD-code manufactured home space boundary line; provided further that two HUD-code manufactured homes shall not be placed less than 20 feet apart.

(Ord. No. 1999-4, § 8(D), 4-26-1999)

Sec. 54-89. Setbacks and screening.

(a) No HUD-code manufactured home or structure in a HUD-code manufactured home park shall be located within the yard setback area. The minimum setback area for each space is as follows:

- (1) Frontyard: 25 feet
- (2) Rear yard: 15 feet
- (3) Side yard: Ten feet

(b) The following screening requirements shall be applicable: A landscaped strip not less than ten feet in width, or a screening device as defined herein, shall be located along all HUD-code manufactured home park boundary lines abutting upon a public dedicated street or abutting residential property. The landscaped strip shall be continuously maintained and shall be devoted exclusively to the planting, cultivation, growing and maintenance of sight-obscuring trees, shrubs, and plantlife, as described in this section. Trees, shrubs, cane, and/or other vegetation shall be planted, cultivated and maintained as a sight- and noise-obscuring buffer that will effectively achieve sight and noise obstruction within approximately five years. At least one row of trees with a minimum initial height of five feet shall be planted on 25-foot centers. Also, two rows of cane, non-deciduous shrubs and/or other suitable screening plants shall be planted on ten-foot centers. The buffer strips are intended to provide a 75 percent or more opaque screen when viewed horizontally between two and ten feet above the natural ground at the end of the growing period of five years from the date of planting. Additional planting, cultivation and maintenance may be required by the city officials during the use period of the buffer strip to achieve and maintain this effect.

(Ord. No. 1999-4, § 8(E), 4-26-1999)

Sec. 54-90. Access, traffic circulation and parking.

Access, traffic circulation and parking requirements for HUD-code manufactured home parks are as follows:

(1) Internal streets shall be privately owned, built and maintained. Streets shall be designed for safe and convenient access to all spaces and facilities for common use of park residents.

(2) All internal streets shall be constructed to specifications set by the city council and shall be maintained by the owner.

(3) All private streets shall be constructed with concrete and shall be durable and well drained under normal use and weather conditions.

(4) Internal street dimensions and parking requirements are as follows:

a. Internal streets shall have a minimum pavement width of 20 feet. Parking shall not be allowed on the minimum street width. An additional lane of nine feet minimum width may be added to one or both sides for off-street parking.

b. Internal streets shall permit unobstructed access to within at least 200 feet of any portion of each HUD-code manufactured home.

c. Within each HUD-code manufactured home park, streets shall be named and HUD-code manufactured homes numbered. Park signs and numbers shall be of standard size and placement to facilitate location by emergency vehicles.

d. Private streets which may connect two public street rights-of-way shall, by the use of curves, offsets, location and/or the use of two or more streets, be located so as to discourage through traffic.

e. Private street intersections shall generally be at right angles. Offsets at intersections of less than 125 feet (centerline to centerline) shall be avoided. Intersection of more than two street at one point shall be avoided.

f. Dead-end private streets shall be limited to a maximum length of 1,000 feet and shall be provided with a vehicular turning space, with a turning circle of 80 feet in diameter.

g. Streets shall be laid out to provide a minimum distance of 240 feet center to center of parallel streets between intersections.

h. The private streets, parking lots, walks and service areas shall be lighted at all times so the HUD-code manufactured home park shall be safe for occupants and visitors. All entrances and exits shall be lighted.

(Ord. No. 1999-4, § 8(F), 4-20-1999)

Sec. 54-91. Fire safety standards.

Fire safety standards for HUD-code manufactured home parks are as follows:

(1) *Storage of liquefied petroleum gas and flammable liquids.* The storage, handling and use of liquefied petroleum gases and flammable liquids shall be done in compliance with applicable city ordinances and state statutes.

(2) *Access for emergency vehicles.* Approaches to all HUD-code manufactured homes shall be kept clear for emergency vehicles.

(3) *Water lines and fire hydrants.* Water lines and fire hydrants shall be provided and suitably located for adequate fire protection as determined by the fire chief or city council, but in no case shall the park provide less than a system of standard hydrants located not more than 500 feet from each HUD-code manufactured home space and served by water lines not less than six inches in diameter installed in a looped system.

(4) *Rubbish collection.* The HUD-code manufactured home park licensee or agent shall provide an adequate system of collection and safe disposal of rubbish.
(Ord. No. 19994, § 8(G), 420-1999)

Cross references: Fire prevention and protection, ch. 38.

Sec. 54-92. Water supply.

Water supply requirements for HUD-code manufactured home parks are as follows:

(1) All approved water supply for domestic use and fire protection purposes shall be supplied to meet the requirements of the HUD-code manufactured home park.

(2) All plumbing shall be in accordance with applicable ordinances of the city.
(Ord. No. 19994, § 8(H), 420-1999)

Cross references: Utilities, ch. 90.

Sec. 54-93. Sewage disposal.

The following shall apply to HUD-code manufactured home parks from and after the effective date of the ordinance from which this article is derived (April 20, 1999):

(1) Waste from all toilets, lavatories, sinks and showers in HUD-code manufactured home park shall be discharged into a public sewer or a private disposal system approved by the city council.

(2) All plumbing shall comply with applicable plumbing codes.

(3) Each HUD-code manufactured home park shall have a sewer riser pipe of at least four inches which shall be capped when not in use.

(Ord. No. 19994, § 8(I), 420-1999)

Sec. 54-94. Electrical system.

From and after the effective date of the ordinance from which this article is derived (April 20, 1999), the electrical distribution system of a HUD-code manufactured home park shall comply with applicable electrical codes and other applicable laws of the state.

(Ord. No. 19994, § 8(J), 420-1999)

Cross references: Utilities, ch. 90.

Sec. 54-95. Bathroom and laundry facilities.

All rooms in a HUD-code manufactured home park containing bathroom or laundry facilities shall have fire-resistant walls extending to the ceiling between male and female sanitary facilities. Walls and partitions around showers, tubs, lavatories and other plumbing fixtures shall be constructed of dense, nonabsorbent, waterproof materials or covered with moisture-resistant materials.

(Ord. No. 1999-4, § 1(K), 4-20-1999)

Sec. 54-96. Storage and collection of solid waste.

Solid waste in a HUD-code manufactured home park shall be stored in flyproof, waterproof containers, which shall be emptied regularly and maintained in a usable, sanitary condition, and the collection and disposal of refuse and garbage shall be so conducted as to create no health hazard. A refuse pickup easement shall be granted by the owner of the HUD-code manufactured home park to the city if these facilities are located so as to require the entrance of a municipal vehicle into the trailer park.

(Ord. No. 1999-4, § 1(L), 4-20-1999)

Cross references: Solid waste, ch. 70.

Sec. 54-97. Maintenance of park.

The owner of a HUD-code manufactured home park shall be responsible to ensure that it is maintained in a manner which will not attract or aid the propagation of insects or rodents or create a hazard. Growth of plant material such as weeds and grass, especially beneath HUD-code manufactured homes and other structures, shall be continuously controlled. All streets, parking areas and storage areas shall be maintained to provide a fully paved surface.

(Ord. No. 1999-4, § 1(M), 4-20-1999)

Sec. 54-98. Compliance with building codes and other applicable regulations.

All HUD-code manufactured home park facilities and HUD-code manufactured homes contained therein shall conform without limitation to the codes and ordinances of the city, including the building, plumbing, electrical and fire codes, and all applicable laws of the state.

(Ord. No. 1999-4, § 1(N), 4-20-1999)

Cross references: Buildings and building regulations, ch. 18.

Sec. 54-99. Park office; register of occupancy.

(a) Every HUD-code manufactured home park shall have an office in which a copy of the park permit or license shall be posted, and the park register shall be in such office. It shall be the duty of the licensee to keep a register of park occupancy, which shall contain the following information:

- (1) The name and address of the owner and occupant.

(2) The make, model, serial number, year and dimensions of all HUD-code manufactured homes.

(3) The date of arrival and departure of each HUD-code manufactured home.

(b) The park operator shall submit the park register to the city council each year upon requesting license renewal and shall make the register available to any authorized city official upon reasonable request. Upon gaining knowledge of a departure of any HUD-code manufactured home, the park operator shall notify the city tax assessor. Failure to do so shall place the operator in a violation of this article.

(Ord. No. 1999-4, § 8(O), 4-20-1999)

Sec. 54-100. Responsibilities of management.

Responsibilities of the management of a HUD-code manufactured home park are as follows:

(1) All responsibilities set out elsewhere in this article shall apply.

(2) The licensee or licensee's agent shall operate the park in compliance with this article and other applicable ordinances and shall provide adequate supervision to maintain the park and all facilities in good repair, and in clean and sanitary condition.

(3) The licensee or agent shall notify park occupants of all applicable provisions of this article and inform them of their duties and responsibilities under this article.

(Ord. No. 1999-4, § 8(R)(1), 4-20-1999)

Sec. 54-101. Responsibilities of occupants.

Responsibilities of occupants of a HUD-code manufactured home park are as follows:

(1) All responsibilities of occupants set out elsewhere in this article shall apply.

(2) The park occupant shall comply with all requirements of this article.

(3) The park occupant shall be responsible for proper placement of his HUD-code manufactured home on its HUD-code manufactured home pad and proper installation of all utility connections in accordance with the instruments of the park management.

(4) The use of space immediately beneath a HUD-code manufactured home for storage shall not be permitted.

(Ord. No. 1999-4, § 8(R)(2), 4-20-1999)

