

ORDINANCE # 45
2009 FINAL DRAFT

PROHIBITING THE PLACEMENT
OF MOBILE HOMES AND
MANUFACTURED HOMES
WITHIN THE
VILLAGE OF PLEAK

WITH
AMENDMENTS

APRIL 15, 2009

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Ordinance No. 45

AN ORDINANCE OF THE VILLAGE OF PLEAK PROHIBITING THE PLACEMENT OF MOBILE HOMES AND MANUFACTURED HOMES WITHIN THE VILLAGE OF PLEAK; MAKING EXCEPTION FOR THE PLACEMENT OF MANUFACTURED HOMES IN A MOBILE HOME PARK OR A MOBILE HOME SUBDIVISION; REQUIRING A LICENSE TO OPERATE A MOBILE HOME PARK; ESTABLISHING PLACEMENT PERMITS; DEFINITIONS; ESTABLISHING PENALTIES FOR THE VIOLATION OF THIS ORDINANCE.

WHEREAS, it is the intention of the Village Council with this ordinance to prohibit the placement of mobile homes and manufactured homes within the Village of Pleak;

WHEREAS, it is the Village Council's intention with this amendment to provide for the orderly, safe, and healthful development of the Village regarding the placement of manufactured homes within the Village and to promote the health, safety, morals and welfare of the community;

NOW, THEREFORE BE IT ORDAINED BY THE VILLAGE COUNCIL FOR THE VILLAGE OF PLEAK the following ordinance is hereby adopted.

Article I. Definitions.

Section A. Definitions.

1. **City** shall mean the Village of Pleak.
2. **HUD-code 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 (1) 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 sites three hundred 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 the plumbing, heating, air conditioning and electrical systems.
3. **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 three hundred twenty (320) feet 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 contained therein.
4. **Manufactured housing or manufactured home** shall mean a HUD-code manufactured home or a mobile home and collectively means and refers to both.

5. **Mobile Home Park** shall mean a contiguous development of land under single entity ownership which has been planned and improved for the placement of manufactured homes, upon which two or more manufactured homes are located.
6. **Mobile home subdivision** shall mean a duly platted and recorded subdivision for manufactured homes approved by the Village in accordance with all applicable codes, ordinances, laws, rules and regulations.
7. **Skirt** shall mean concealment from view of the under carriage on all sides of a manufactured home. Skirting must be accomplished with metal, vinyl or other material approved by the city.
8. **Solid fence** shall mean any fence constructed of masonry, metal, or wood or any combination of such materials.

Article II. City Council's authority and notices.

Section A. City Council's authority.

Except as other wise specified in this chapter, the City Council for the Village of Pleak has power and authority to approve permits and licenses required pursuant to this ordinance. The City Council shall also have the authority to establish reasonable and necessary administrative rules and regulations to enforce the requirements of this ordinance, such as the place where license and permit applications will be received and the times when inspections will be made.

Section B. Notices and orders.

The City Council 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.

Section C. Compliance.

When any person shall be notified by a written notice by the city that any condition may exist or work being done by him as owner, agent, or in any other capacity, is in violation of the provisions of this chapter, it shall be his duty to abate the violation within the time specified in the written notice. Such time shall not exceed ten (10) days and the City Council may provide for immediate compliance when a serious threat to life or substantial damage to property may exist.

Section D. Penalty.

1. Any person who shall violate any of the provisions of this chapter shall, upon conviction be fined not more than two thousand (\$2,000.00) dollars, and each day's violation shall constitute a separate violation.
2. 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.

Article III. Prohibition of manufactured homes.

Section A. Manufactured homes prohibited in the city.

1. It shall be unlawful for any person to place, or maintain a mobile home or manufactured home in any location within the Village of Pleak, other than in a mobile home park, or a properly platted and approved mobile home subdivision.
2. This provision is prospective and shall not apply to any mobile home or manufactured home legally located on a site and occupied as residential dwellings in the Village on the effective date of Ordinance No. 45 adopted on October 20, 2004.
 - a. Any mobile home or manufactured home legally located on a site and occupied in the Village prior to the adoption of Ordinance No 45 adopted on October 20, 2004 shall be allowed to remain on the site that it is currently located on and shall not be moved to another site.
 - b. A manufactured home shall not be replaced with another manufactured home except as provided in Section B of Article III.

Section B. Exception. Replacement of manufactured homes.

1. A permit may be granted by the Village for replacement of a manufactured home, provided that the manufactured home being replaced has been used or occupied continuously as a residential dwelling by the person seeking the permit.
2. Application for a replacement permit must be made within six (6) months of the date the manufactured home being replaced has been removed, damaged or destroyed.
3. The manufactured home must be placed on the same site as the manufactured home being replaced that was removed, damaged or destroyed.
4. The manufactured home shall only be replaced with a home that is manufactured within 5 years of the calendar year that the application for a replacement permit is approved.

Article IV. Hardship permits.

Section A. Hardship Permits.

The council may issue a hardship permit to place a manufactured home on a lot, tract or parcel of land located outside a mobile home park, or mobile home subdivision because of one or more of the following grounds when it is found that there would be serious hardship if a manufactured home could not be placed on the site and there is no permanent housing available that could fulfill the need. The grounds for granting of such a permit include, but are not limited to the following:

1. Illness in the family or of relatives of the applicant
2. Temporary economic hardship that would only be relieved by temporary use of the manufactured home outside a mobile home park or subdivision

3. The applicant shall have the burden of showing the need for a hardship permit by clear and convincing evidence.
4. The permit shall be granted for a period of time necessary to relieve the hardship which would result if no permit were granted; provided, however, such permit shall not be valid for more than one year.

Section B. Revocation of hardship permit.

1. The council shall have the right to revoke a hardship permit on a finding that the facts set forth in the application were untrue or incorrect or that the grounds upon which the issuance of the hardship permit was based are no longer operative.

The council shall schedule a revocation hearing. Written notice of the date, time and place thereof shall be mailed to the permittee by certified United States mail, postage prepaid, return receipt requested, addressed to the address set forth on the application. Such notice shall be mailed at least ten (10) days prior to the date of hearing, shall set forth the grounds upon which revocation will be sought in sufficient detail to advise the permittee thereof and shall advise the permittee of his right to be present in person and through counsel to present evidence and cross examine witnesses appearing at such hearing.

2. If council determines that grounds for revocation exist, it shall order the hardship permit revoked by written decision. A copy thereof shall be furnished the permittee.
3. The decision of the city council shall be final.
4. The manufactured home owner shall have thirty (30) days from the date that the council determines that the hardship permit shall be revoked to remove the manufactured home from the city.

Article V. Placement permit and permit fee.

Section A. Application for a placement permit.

Any person desiring to place a manufactured home in a mobile home park or within mobile home subdivision, or replace a manufactured home shall make application providing the following information to the city:

1. A description of the manufactured home by dimensions, manufacturer and serial or identification number.
2. The name and address of the person having title to the manufactured home.
3. The date of manufacture of the manufactured home.
4. Whether the manufactured home has affixed to it a seal, label, or decal certifying its compliance with standard adopted by the Texas Department of Labor and Standards pursuant to Vernon's Ann. Civ. St. art. 5221f or a seal or label or decal issued by another state certifying its compliance with standards promulgated for mobile home by the United States Department of Housing and Urban Development.

5. If the manufactured home has affixed to it a seal, label or decal as alterations to the manufactured home since the seal, label or decal as described in (a)(4), above, the applicant shall certify whether or not there have been any alterations to the mobile home since the seal, label or decal was affixed.
6. The proposed location of the manufactured home by legal description, plot plan, diagram or other means which is adequate to advise the city of the exact placement and its relationship to property lines and other structures.
7. The number of hardship permit which has been issued by the city.
8. The license number of the manufactured home park operator if the manufactured home is to be placed in a "mobile home park".
9. The county clerk's recording information for the plat thereof if the manufactured home is to be placed in a mobile home subdivision.
10. Any information necessary to determine compliance with any applicable regulations pertaining to flood-prone areas.
11. The utilities to be provided to the manufactured home and the source and availability thereof.
12. Any additional information the City finds will aid them in the enforcement of this ordinance or other laws applicable to manufactured homes.
13. The application shall be signed by the owner of the manufactured home or his agent, and if the manufactured home is to be placed outside a mobile home park, the owner of the land on which the manufactured home is to be located.

Section B. Finalization of placement permit.

A placement permit shall be finalized by the City Council and occupancy of the manufactured home shall be authorized when:

1. The applicant has obtained all applicable permits and inspections under this Code and any building codes adopted by the city.
2. 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.

Section C. Placement inspection and fees.

Each manufactured home placed within a mobile home park, mobile home subdivision, or replaced within the city shall be inspected by the building official to determine that its placement is in accordance with the provisions of this ordinance. A fee for such placement inspection is hereby established in the amount of seventy-five dollars (\$75.00). In consideration of such fee the applicant shall be entitled to the original inspection of the placement of the manufactured home and one reinspection for deficiencies, if required. An additional fee of fifty dollars (\$50.00) is hereby imposed and shall be collected for the second and subsequent reinspection due to deficiencies concerning the manufactured home or its placement.

Article VI. Mobile home park.

Section A. Procedure for preliminary plat approval for a mobile home park.

Four copies of the preliminary plat of any proposed mobile home park shall be submitted to the City Council for approval. Such preliminary plat shall be filed in the office of the Village Hall at least ten (10) days prior to the regular meeting of such body at which approval is requested.

Section B. Scale Contents.

1. The plat shall be drawn to a scale of one-inch equals two hundred feet (1" = 200'), or larger and shall show or be accompanied by the following data and information:
 - a. Proposed mobile home park name and the city, county, and state in which the park is located.
 - b. Name, address of record owner, engineer, surveyor, land planner or any other designer responsible for the survey and design.
 - c. Location of boundary or property lines; width and location of platted streets, alleys and easements within or adjacent to the proposed mobile home park; present physical features on the land including natural and artificial watercourses, ditches, ravine, culverts, bridges, present structures and any other features pertinent to the proposed mobile home park, location of any existing utilities, pipeline, showing pipe sizes and capacities of sewer and water mains and drainage facilities, outline of any existing wooded areas and the location, species and size of any individual trees.
 - d. Where the property to be subdivided is located upon broken or highly undulating or rough terrain. The description of the property shall include the approximate acreage. Plats shall be located with respect to an original corner of the survey of which the land is a part.
 - e. The preliminary plat shall show the street system design, location and width of the proposed streets and lots and their relationship to streets, alleys and easements in adjacent subdivision. If there are no adjacent subdivision thereto, a vicinity or location map drawn at a smaller scale, shall be submitted along with the preliminary plat, this map to show the boundaries and ownership of adjacent properties; the location and distance to the nearest subdivisions, and the manner in which the streets, alleys, easements and highways for the proposed mobile home park may eventually connect with those of the nearest existing subdivision.
 - f. Classification and designation of the intended uses of the land within the mobile home park proposed.
 - g. Date, north point and scale of the drawing.
 - h. Water, sewerage and drainage:
 1. Preliminary plan of proposed water distribution system.
 2. Preliminary plan of proposed sewage collection system.
 3. Preliminary plan for on-site and off-site drainage.

2. Where the preliminary plat submitted for approval covers only a part, a unit or increment of the owner's entire holding, a sketch of the prospective future street system of the unsubmitted part shall be furnished and the street system portion submitted for approval will be considered in the light of adjustments and connections with the street system of the part not submitted.
3. The approval of the preliminary plat by the City Council does not constitute official acceptance of the proposed mobile home park by the city, but does authorize the preparation of the final mobile home park plat. There shall be no work in the field on the proposed park until the final plat has been approved and accepted in an official action by the city council, and the instrument recorded in the office of the county clerk.

Section C. Duration of approval.

Approval of the preliminary plat expires at the expiration of a period of six (6) months unless the final plat has been submitted for approval.

Section D. Procedure for approval of final plat for a mobile home park.

1. After the approval by the City Council of the preliminary plat, a final plat shall be prepared and submitted to the City Council for approval and referenced for subsequent recording in the office of the county clerk. Four prints of this final plat shall be submitted to the City Council at least ten (10) days prior to the regular meeting.
2. The final plat shall be clearly and legibly drawn to a scale not smaller than one inch equals one hundred feet (1" = 100') on a sheet twenty-four (24) inches by thirty-six (36) inches size. All figure and letters shown thereon shall be plain, distinct and of sufficient size that they can be easily read. Should more than one sheet be required for the layout, there shall be included with the several large-scale drawings, a key map showing the entire mobile home park drawn at a smaller scale, with block number and street names, this key map to be included upon the first sheet or separately upon a cover sheet of the same size as the large-scale sheets.

Section E. Contents of final plat.

The final plat shall show or be accompanied by the following information:

1. The mobile home park name or identifying title and the name of the city, county and state in which the proposed mobile home park is located, the name and address of the owner.
2. The names of adjacent subdivisions, names of streets, the number of lots and blocks, the same to be in accordance with a systematic, consecutive numbering arrangement. Names of new streets should, wherever possible, follow or be extensions of existing street names.
3. An accurate boundary survey of the property of the proposed mobile home park noting bearings and distances of the sides, same being referred to an original corner of the survey of which the land is a part, and established subdivisions showing the lines of all adjacent land and properties, lines of adjacent streets, alleys and easements noting widths and names of each. Streets alleys, easements of adjacent subdivisions shall be shown in a different manner than those of the proposed mobile home park, preferably dotted or dashed.

4. The final plat shall indicate the location of all lots, streets, highways, alleys, easements, parks, playgrounds and such other features, with accurate dimensions given in feet and decimals of the foot, showing the length of radii, deflection angles, and arcs of all curves; tangent distances and tangent bearings shall be given for each street, all such data being complete and sufficiently precise to permit accurate locations upon the ground.
5. Proposed plans for all utilities such as:
 - a. Proposed water distribution system.
 - b. Proposed sewage collection system.
 - c. Plan and profile of proposed streets.
 - d. Plan and profile of on-site and off-site proposed drainage facilities.
6. The building lines of front and side streets shall be shown dotted or dashed, and the location of utilities shall be shown in dashed lines.
7. Date, scale and north point.

Section F. Approval by City Council of final plat.

Final approval shall be valid for a period of one year. If construction has not been completed within one year, developer shall resubmit plan to determine if it meets current ordinance. If plans do not meet the current ordinance, then they shall be revised accordingly.

Section H. Fees for filing a plat.

A filing fee of seventy-five dollars (\$75.00) per plat plus two dollars and fifty cents (\$2.50) a lot shall be required and made payable by check drawn to the order of the city upon submission of the preliminary plat to the planning commission for approval. No charge will be made for the final plat.

Article VII. Mobile home park standards.

Section A. Mobile Home Park Standards.

A mobile home park may be located upon any property in the city provided:

1. The site is a contiguous development of land comprised of a maximum of two acres and a minimum of one acre.
2. There shall be a maximum of six mobile homes per acre, not to exceed a maximum of twelve mobile homes on a two acre site;
3. No valid and applicable deed restrictions or other land use restrictions prohibit the development or use of the site as a mobile home park;
4. Soil conditions, ground water level, drainage and topography do not constitute hazards to the residents health or safety;
5. The site is not to be exposed to objectionable smoke, dust, noise, odors, or other adverse influences;

6. The use of the site, as proposed, is not in any flood hazard area;
7. The location of the site is in compliance with the requirements of this ordinance.

Section B. Requirements and principles.

The mobile home park shall conform to the following requirements:

1. The park shall be located on a well-drained site, properly graded to insure rapid drainage and freedom from stagnant pools of water.
2. Each mobile home lot shall:
 - a. Consist of a minimum of seven thousand two hundred and sixty (7,260) square feet.
 - b. Be at least thirty-five (35) feet wide at the front stand.
3. A mobile home shall be harbored on each lot stand so that:
 - a. There shall be a minimum clearance of twenty-five (25) feet from front of lot line.
 - b. There shall be minimum twenty-one (21) feet side clearance between each mobile home.
 - c. End-to-end clearance shall not be less than ten (10) feet.
 - d. There shall be at least ten (10) feet clearance between mobile home and any building within the park or from any property line bounding the park, except, storage building.
4. All mobile home lots shall abut upon a street or driveway and shall meet the following requirements:
 - a. Entrance and collector streets shall be at least twenty-eight (28) feet wide.
 - b. All other streets or driveways shall be at least twenty-four (24) feet wide.
 - c. All streets or driveways shall be well marked in the daytime and lighted at night.
5. All streets shall be as follows:
 - a. The minimum quality of all public streets which are to be dedicated and driveways shall be six (6) inches of concrete and constructed in accordance with the most current design standards adopted by the city.
 - b. Any private streets and driveways may be six (6) inches of limestone base (or its equivalent) and one and one-half (1 1/2) inches of asphalt topping.
 - c. Along all public streets, concrete curb gutter shall be constructed in accordance with the most current design standards adopted by the city.
6. All parking within a mobile home park shall be as follow:
 - a. Each mobile home lot shall have two (2) off street parking spaces provided.
7. The following fencing shall be required for a mobile home park:
 - a. Must be completely surrounded by a solid fence at least six (6) feet in height, with the exception of the entrance to the mobile home park.
8. All manufactured homes shall be skirted.

Article VIII. License for a mobile home park.

Section A. Licenses.

1. It shall be unlawful for any person to maintain or operate within the limits of the Village of Pleak, any mobile home or recreational vehicle park unless such person holds a valid license issued annually by the Village of Pleak in the name of such person for the specific mobile home park.
2. The annual license fee for such mobile home park shall be one hundred dollars (\$100.00) per year for the first two mobile home stands and ten dollars (\$10.00) fee for each additional mobile home stand.

Section B. Transfer of license.

Every person holding a license shall give notice in writing to the Village of Pleak within twenty-four (24) hours after having sold, transferred, given away, or otherwise disposed of any interest in, or control of any mobile home park. Such notice shall include the name, and address of the person succeeding to the ownership, or control of, such mobile home park. Upon application in writing for transfer of license and deposit of the twenty-five (\$25.00) dollar transfer fee, the license shall be transferred if the mobile home park is in compliance with all applicable provisions of this ordinance. Such transferee shall be entitled to operate the mobile home park for a period of thirty (30) days, but if he shall not have within said period of time made application for a mobile home license, then his right to operate such park shall terminate upon the expiration of the thirty-day period. If such license terminates upon the aforesaid basis, the occupants of the mobile home park shall be given a thirty-day (30) notice to remove their mobile home from the premises and failure to do so within such period of time shall constitute a violation under this chapter.

Section C. Application for license.

1. Application for original licenses shall be in writing, signed by the applicant and shall contain the following: the name and address of the applicant, the location and legal description of the mobile home park, plans and specifications of the park as required by this ordinance, and any information that may be required by the Village of Pleak so that the city can determine whether the park meets all applicable laws and ordinances. Such application shall be accompanied by the payment of the annual license fees.
2. Application 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 latest license was issued.

Section D. Appeals.

The City Councils decision to deny an applicant a mobile home park operator's license shall be final.

Section E. Revocation.

1. The city council may revoke any license issued under this ordinance in case any of the provisions thereof are violated. However, before said license may be revoked, the City Council must give ten (10) days notice to the holder of such license and hold a hearing thereon. After such license has been revoked, the license may be reissued if the reasons for such revocation have been duly corrected.
2. After a mobile home operator's license has expired or has been revoked, notice shall be given by the city to the occupants to vacate the premises within a period of thirty (30) days and remove their mobile homes there from. Failure of any such occupant to comply therewith shall constitute a violation under this ordinance.

Section F. Posting of License.

The license certificate shall be conspicuously posted in the office of or on the premises of the mobile home park at all times.

Article IX. Mobile home park rules and regulations.

Section A. Rules and regulations for mobile home park.

1. It shall be the duty of the owner, his agent, representative or manager to prescribe rules and regulations for the management of the park; to make adequate provisions for the enforcement of such rules; and to subscribe to any and all subsequent rules and regulations which may be adopted for the management of such park. 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 agent, representative or manager to comply strictly with the following:
 - a. Provide for regular inspection of all public and private utilities
 - b. Provide for all collection and removal of garbage and other waste material
 - c. Prohibit the placing or storage of unsightly material or vehicles of any kind,.
 - d. All sewer traps not in use shall be capped
 - e. Provide and maintain safe and sanitary public and private utility connections to each mobile home lot.
 - f. Maintain a neat, clean, sanitary and safe park
 - g. Insure that each mobile 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.
 - h. Each mobile home stand shall be assigned a number and this number shall be displayed on the street side of the mobile home.
 - i. Provide or demand that all mobile homes have skirts within 30 days after being placed.
2. The licensee shall maintain or ensure that an agent maintains a register showing:
 - a. The names of persons staying or residing in the park showing the mobile home lot on which they are staying or residing.

- b. The serial number of each mobile home
 - c. The date each mobile home is placed in the park and the date it is removed from the park
 - d. The date each recreational vehicle is placed in the park and the date it is removed from the park
3. The registers shall be available for inspection at all reasonable times to persons designated. Registers shall be retained for three years.

Article X. Construction and placement.

Section A. Additional construction.

It shall be unlawful for any person operating a mobile home park or occupying a manufactured home to construct or permit to be constructed any additional structure, building or shelter in connection with or attached to a mobile home, except, however, awnings of canvas or metal, suitably constructed, may be attached to such mobile home.

Section B. Tie downs.

1. The installation of manufactured housing shall comply with the standards and requirements of the Texas Manufactured Housing Code.
2. All manufactured housing must have adequate tiedowns pursuant to Vernon's Ann. Civ. St. art. 5221f.
3. Manufactured housing shall be placed on piers and footings meeting the following requirements:
 - a. Piers and footings shall be installed directly under the mainframe or chassis of the mobile 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.
 - b. All footings shall be of solid concrete type construction, at least 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.
 - c. 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 4 inches in overall thickness per pier, and blocks shall be at least seven and one fourth (7 1/4) inches wide and fifteen (15) inches thick.
 - d. 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.
4. All manufactured homes shall be skirted within thirty (30) days of being placed.

Article XI. Responsibility of licensee and resident of a mobile home park.

Section A. Responsibility of licensee or agent.

1. The person to whom a license for a mobile 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.
2. The licensee shall notify or have an agent notify the community residents of all applicable provisions of this chapter and inform them of their duties and responsibilities under this chapter.
3. The licensee shall supervise or have an agent supervise the placement of each mobile home on its stand which includes securing its stability and installing all utility connections. Where permits are required, they shall refuse to allow connections that are in violation hereof or require permits.

Section B. Responsibility of the resident.

1. The resident shall comply with all applicable requirements of this Code and shall maintain his mobile home sit, it facilities and equipment in good repair and in clean sanitary condition.
2. The resident shall be responsible for proper placement of his mobile home on its mobile 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.

Article XII. Maintaining grounds and buildings in a mobile home park.

Section A. Insect and rodent control.

1. Grounds, buildings and structures shall be maintained free from insect and rodents harborage and infestation.
2. The community shall be maintained free of accumulations of debris which may provide rodent harborage or breeding places for flies, mosquitoes and other pests.
3. Storage areas shall be so maintained as to prevent rodent harborage; lumber, pipe and other building material shall be stored at least one foot above the ground.
4. The growth of brush, weeds and grass shall be controlled to prevent harborage of ticks, chiggers and other noxious insect. Open areas shall be maintained free of heavy under growth of any description.
5. No person shall keep, store or allow any motor vehicle to remain on the premises of a mobile home park if such motor vehicle is incapable of being operated under its own power.

Article XIII. Minimum acreage and setbacks for mobile home subdivision.

Section A. Mobile home subdivision.

A mobile home/manufactured home subdivision will not be approved by the Village unless the subdivision has an approved plat from the Village of Pleak and the following requirements are complied with:

1. Compliance with the Village of Pleak's subdivision ordinance and all other applicable ordinances and State laws pertaining to the development of subdivisions.
2. A mobile home subdivision shall contain a minimum of ten (10) acres of land.
3. Each home shall be a minimum of 1600 square feet.
4. Each home shall be placed parallel to the front street.
5. Each lot shall be a minimum of one (1) acre.
6. Each lot shall have a set back of thirty-five (35) feet on the front.
7. There shall be a minimum of twenty-five (25) feet clearance from any property line for the placement of a manufactured home or any temporary or permanent structure, attachment, or building placed on the lot.

Article XIV. Separate water and sewer systems.

Section A. Utility connections.

Each manufactured home, located in either a mobile home park or a mobile home subdivision, shall be individually connected to a water and sewer system.

Article XV. Conflict with other ordinances.

Section A. Severability.

If any section or part of any section or paragraph of this ordinance is declared invalid or unconstitutional for any reason, it shall not be held to invalidate or impair the validity, force or effect of any other section or sections or part of a section or paragraph of this ordinance.

This ordinance shall become effective upon its approval and passage.

PASSED by a majority vote of the members of the Village Council this 15th day of April, 2009.

APPROVED:


Mayor, Margie Krenak

ATTEST:


City Secretary, Ruth Elster