

ORDINANCE No. 2019-018

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF HITCHCOCK, TEXAS AMENDING THE CODE OF ORDINANCES BY AMENDING THE EXISTING LANGUAGE IN SECTION 153.03(A) ENTITLED "LOCATION OF MOBILE HOME OUTSIDE LICENSED PARK" AND PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE

WHEREAS, this Ordinance will amend Section 153.03(A) Entitled "Location of mobile home outside licensed park" of the City Code of Ordinances; and

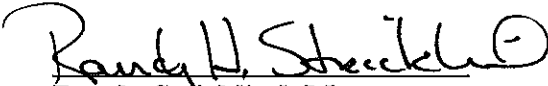
WHEREAS, the amendment to Section 153.03(A) will be effective upon approval of this ordinance;

NOW THEREFORE BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF HITCHCOCK, TEXAS, THAT:


The City of Hitchcock's Code of Ordinances, Section 153.03(A) Entitled "Location of mobile home outside licensed park" is hereby amended to read as follows:

(A) No mobile home shall be placed on any Single Family Residential "SFR" or Agricultural Residential "AR" lot or plot outside a Manufactured Home District "MH" unless a Planning and Zoning Board specific use permit has been issued by the Planning and Zoning Board. The fee for such permit shall be \$50.00 and an additional \$25.00 fee shall be collected at the same time to cover the cost of an inspection by the building inspector. It shall be the duty of the person to whom the permit is issued to notify the building inspector so that all terms and conditions of this chapter have been complied with within 30 days from the issuance of the permit. The building inspector shall then make an inspection within 15 days and notify the person to whom the permit is issued of any violations of this chapter, which violations shall be corrected within 30 days or the permit shall expire and be null and void. An additional fee of \$25.00 shall be collected for each re-inspection.

PASSED AND APPROVED this the 15th day of July, 2019.


Randy Strickland, Mayor
City of Hitchcock

ATTEST:


Lucy Dieringer, City Secretary
City of Hitchcock

APPROVED AS TO FORM:

Kyle L. Dickson, City Attorney
City of Hitchcock

Sec. 153.03. - Location of mobile home outside licensed park.

It shall be unlawful for any person to locate or maintain any mobile home in any place in the city, other than in a licensed mobile home park, except under the following terms and conditions:

- (A) No mobile home shall be placed on any Single Family Residential "SFR" or Agricultural Residential "AR" lot or plot outside a Manufactured Home District "MH" unless a Planning and Zoning specific use permit has been issued by the Planning and Zoning Board. The fee for such permit shall be \$50.00 and an additional \$25.00 fee shall be collected at the same time to cover the cost of an inspection by the building inspector. It shall be the duty of the person to whom the permit is issued to notify the building inspector so that all terms and conditions of this chapter have been complied with within 30 days from the issuance of the permit. The building inspector shall then make an inspection within 15 days and notify the person to whom the permit is issued of any violations of this chapter, which violations shall be corrected within 30 days or the permit shall expire and be null and void. An additional fee of \$25.00 shall be collected for each re-inspection.
- (B) A permit for upgrading a mobile home outside a mobile home park is limited to a mobile home 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 feet or more in width or 40 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 condition and electrical systems.
- (C) Any mobile home placed on such lot or plot shall be placed on proper foundation and shall have a porch or steps attached to any entrance to the home. Skirting shall be attached completely around the bottom of the mobile home so that the underside of same is not visible from any view of the mobile home. Such skirting must be of appropriate material approved by the building inspector.
- (D) Any such mobile home shall meet all minimal requirements for plumbing, heating and electrical systems which are applicable to permanent residential structures. Each such mobile home shall have separate and individual water and sewer taps to city services where such services are available. No such connections shall be made until the building inspector has made his inspection and determined that the mobile home is in compliance with the terms of this chapter.
- (E) All mobile homes placed outside a mobile home park in accordance with this section shall be subject to the same requirements as mobile homes within mobile home parks with respect to tie-downs of mobile homes, skirting, use of bottled gas, and procedures as to notices of violations, penalties, appeals, hearings, and others, provided, however, that all additional construction or extensions of mobile homes placed outside a mobile home park shall comply with the Southern Standard Building Code.

(78 Code, § 14-3; Ord. 281, passed 1-12-76; Am. Ord. 460, passed 11-22-82; Am. Ord. 522, passed 8-10-87; Am. Ord. 665, passed 7-17-95; Am. Ord. 96-694, passed 6-17-96; Am. Ord. 97-708, passed 7-21-97; Am. Ord. 00-781, passed 11-20-00; Am. Ord. 01-794, passed 2-26-01; Ord. No. 2014-955, 5-8-14)

Cross reference— Penalty, see § 10.99.