

Ordinance No. 2018-2-8-01

AN ORDINANCE OF THE CITY OF COUPLAND, TEXAS ADOPTING A MOBLE HOME ORDINANCE TO ESTABLISH A CLEAR AND UNAMBIGUOUS REGULATION PERTAINING TO MANUFACTURED HOMES.

Section 1. - Purpose.

The purpose of this ordinance is to establish a clear and unambiguous regulation pertaining to manufactured homes not in manufactured home parks in the City and to promote thereby an attractive community.

Section 2. - Definitions.

For the purpose of this ordinance only, the following terms shall apply unless the context clearly indicates or requires a different meaning.

Building official means the legally designated inspection authority of the City or his/her authorized representative.

City means the City of Coupland, Williamson County, Texas.

City official means the legally designated head of a City department or his/her authorized representative when acting in an official capacity.

Main entrance means the principal (most dominant) point of entry into a building that would-be part of or directly connected to the main living area constructed as an integral part of the dwelling by use of similar building materials and techniques. A porch, covered or enclosed, or a foyer addition placed onto the side of a home for the purpose of redirecting the main entrance to the street does not constitute a main entrance, and will not be accepted.

Manufactured home means a structure constructed on or after June 15, 1976, according to the rules of the U.S. 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 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 including the plumbing, heating, air conditioning, and electrical systems. This term does not include a recreational vehicle.

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 with or without a permanent foundation when connected to the required utilities, and including the plumbing, heating, air conditioning and electrical systems.

Person means any natural individual, firm, trust, partnership, association or corporation.

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

Replacement means the act of moving one manufactured home from its existing stand and replacing it with another manufactured home.

Site plan means the same as plot plan.

Section 3. - Authorizations.

- (a) *Mobile homes.* No authorization shall be issued for the placement of a mobile home inside the City and mobile homes are prohibited within the City.
- (b) *Manufactured home authorizations.* All requests for authorizations shall be made upon standard forms provided by the City and shall contain the following:
 - (1) Name and address of the applicant.
 - (2) Location and legal description of lot for manufactured home placement.
 - (3) To the authorization request shall be attached a copy of a site plan showing the location and orientation of the manufactured home, the required setbacks, and any other information specifically required herein or in the zoning ordinance of the City.
- (c) *Issuance of permit.* When upon review of the request, the City official is satisfied that the proposed plan meets the requirements of this ordinance, an authorization shall be issued.

Section 4. - Inspection.

- (a) *Inspections required.* A City official, or designee, is hereby authorized and directed to make such inspections as are necessary to determine compliance with this ordinance
- (b) *Entry on premises.* The City official, or designee, shall have the power to enter at reasonable times upon any private or public property for the purpose of inspecting and investigating conditions relating to the enforcement of this ordinance.

Section 5. - Notices, hearings, and orders.

- (a) *Notice of violation; requirements of notice.* Whenever it is determined that there are grounds to believe that there has been a violation of any provision of this ordinance, the City official shall give notice of such alleged violation to the owner as hereinafter provided. Such notice shall be:
 - (1) In writing;
 - (2) Include a statement of the reasons for its issuance;
 - (3) Allow a reasonable time for the performance of the act it requires;

- (4) Be served upon the owner, provided that the notice of order shall be deemed to have been properly served upon such owner when a copy thereof has been sent by certified mail to his last known address, or when he 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 affect compliance with the provisions of this ordinance and the time necessary to effect compliance.

Section 6. - Site plan/requirements.

- (a) The site plan shall be filed as required and shall address the information that is required by this ordinance and the zoning ordinance. In no event shall a site plan be approved if:
 - (1) More than one manufactured home is located on the lot; or
 - (2) The manufactured home is located on a lot upon which another structure is occupied or which could be occupied as a residential dwelling.
- (b) Plans for the foundation and anchoring system shall be sealed by a state registered engineer or clearly demonstrate that the submitted system meets or exceeds all the applicable standards set forth by the state department of housing and community affairs and the City building code.
- (c) The site shall be located on a well-drained, properly graded lot with an elevated pad where the home is to be located, to insure rapid drainage and freedom from stagnant pools of water.
- (d) The site shall be of adequate size to insure compliance with parking requirements in the zoning ordinance for single family dwelling.
- (e) The site shall be of adequate size to insure compliance with the main entry requirements in the zoning ordinance for single family dwelling.

Section 7. - Plumbing and gas systems.

The installation of plumbing and gas systems that connect the home to utilities and replacement of an existing system or additions to the system shall comply with the City and/or county plumbing and gas code.

Section 8. - Electrical.

The installation of electrical systems that connect the home to utilities and replacement of an existing system or additions to the system shall comply with City and/or county electrical code.

Section 9. - Mechanical systems.

The installation of mechanical systems that connect the home to utilities and replacement of an existing system or additions to the system shall comply with the City and/or county mechanical code.

Section 10. - Anchorage requirements.

Anchoring systems shall be sealed by a state registered engineer or clearly demonstrate that the submitted system meets or exceeds all the applicable standards set forth by the state department of housing and community affairs and the City's building code.

Section 11. - Manufactured homes provisions.

- (a) All requirements of the zone in which application is made shall be adhered to, including but not limited to, lot size, yard requirements, height limitations and parking standards unless otherwise required herein.
- (b) Each manufactured home shall be required to install view obstruction skirting with the necessary vents, screens, and/or openings around the base before utilities are released for connection. The exception is if a copy of their contract can be provided showing the skirting is part of an installation package or that it has already been paid for with a reasonable completion date stated on the receipt.
- (c) The occupant shall comply with all requirements of this ordinance and shall maintain his/her manufactured home, its facilities and its equipment in good repair and in a clean and sanitary condition.
- (d) The occupant shall be responsible for proper placement of his/her manufactured home in its stand and proper installation of all utility connections in accordance with this ordinance and regulations pertaining thereto.
- (e) Skirting, porches, awnings and other additions, when installed, shall be maintained in good repair. The use of space immediately underneath a manufactured home for storage shall be permitted only under the following conditions:
 - (1) The storage area shall have a base of impervious material, and
 - (2) Stored items shall not interfere with the underneath inspection of the manufactured home.
- (f) Only one manufactured home shall be located on a lot and a manufactured home shall not be located on any lot having another dwelling occupied or which could be occupied as a residency.
- (g) All manufactured homes located on lots in the City shall comply with yard setbacks as required in the zoning ordinance. A front lot line shall be deemed the lot line located on a public right-of-way. In the event a manufactured home is located on a corner lot, the front lot line shall be the lot line facing the main entrance of the manufactured home.
- (h) Variances may be granted to an owner upon presentation of a request to the City Council for lots that do not meet lot size, yard requirements, and parking standards or other setback requirements. This provision applies only to lots located and recognized in the map identified as Coupland City dated May 12, 1887, a subdivision in Williamson County, Texas, according to the map or plat recorded in the Deed Records of Williamson County, Texas. Following review by the City Council, a variance may be granted.
- (i) All manufactured homes, if unoccupied or if utility services to them are disconnected for six months or more, shall require City inspection to determine compliance with City code and City ordinances before occupation or utility restoration.

Section 12. - Occupancy.

- (a) No more than one family unit shall occupy any manufactured home. Manufactured homes shall not be used as multi-family dwellings.
- (b) Recreational vehicles shall not be included in the definition of manufactured homes.

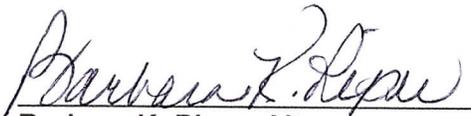
Section 13. - Penalty.

Any person, firm or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and, upon conviction in the municipal court of the City and/or County shall be subject to a fine not to exceed \$2,000.00 for each offense, except however, where a different penalty has been established by the state law for such offense the penalty shall be that fixed by state law; and each and every day said violation is continued shall constitute a separate offense.

PASSED AND APPROVED, this day the 8th day of February, 2018.

ATTEST:

CITY OF COUPLAND


Barbara K, Piper, Alterwoman


Jack R. Piper, Mayor