

- (c) A decision of the City Council to reverse or to modify an order of the Building Official shall specify in what manner such order is reversed or modification is made, what is to be done in the case, and the reasons therefor. The decision of the City Council shall be final.

(Ordinance of March 24, 1977)

SECTION 4: MOBILE HOMES

A. DEFINITIONS

As used in this Section:

- (1) Licensee means any person licensed to operate and maintain a mobile home park under the provisions of this Section.
- (2) Mobile Home means any vehicle or similar portable structure having been constructed with wheels (whether or not such wheels have been removed) and having no foundation other than wheels, jacks or skirtings and so designed or constructed as to permit occupancy for dwelling or sleeping purposes, and containing plumbing facilities including flush toilets and bath or shower facilities.
- (3) Dependent Mobile Home means a mobile home without inside toilets and bath are prohibited in a mobile home park as defined in this Section.
- (4) Mobile Home Park means any plot of ground upon which two (2) or more mobile homes occupied for dwelling or sleeping purposes for any length of time, are located, regardless of whether or not a charge is made for such accommodation.
- (5) Mobile Home Space means a plot of ground within a mobile home park designed for the accommodation of one (1) mobile home.
- (6) Park means mobile home park.

- (7) Permittee means any person to whom a temporary permit is issued to maintain or operate a mobile home park under the provisions of this Section.
- (8) Person means any natural individual, firm, trust, partnership, association, or corporation.
- (9) Hard Surface Road means an asphalt or concrete road.

B. LICENSE AND TEMPORARY PERMIT

(1) License Required to Operate Mobile Home Park

It shall be unlawful for any person to maintain or operate a mobile home park within the limits of the City of Jacinto City, Texas, unless such person shall first obtain a license thereof, except that the maintenance or operation of a mobile home park in existence on the effective date of this Section may be continued under a temporary permit for such period of time and under such conditions as are hereinafter prescribed.

(2) Temporary Permits

A temporary permit, upon written request therefor, shall be issued by the designated official for every mobile home park in existence upon the effective date of this Section (Nov. 11, 1971), permitting the park to be maintained and operated during the period ending one hundred eighty (180) days after the effective date of this Section without being subject to the provisions of this Section, except such of the provisions as are made expressly applicable to permittees.

(3) Terms of Temporary Permits

The terms of the temporary permit shall be extended, upon written request, for not to exceed one (1) additional period of one hundred eighty (180) days, if:

- (a) Permittee shall have filed application for a license in conformity with Subsection D of this Section within ninety (90) days after the effective date of this Section.
- (b) The permittee is of good moral character, and the park plans and specifications accompanying the application for license comply with all provisions of this Section and all other applicable Ordinances and statutes.

- (c) The permittee shall have diligently endeavored to make the existing park conform fully to the plans and specifications submitted with the application.
- (d) Failure to make the existing park conform fully to such plans and specifications shall have been due to causes beyond the control of the permittee.

(4) Submission of Plat to City Council

Any person who shall have submitted a plat to the City Council for approval and on which tentative approval had been granted to proceed with construction and installation of services and facilities and such person shall have proceeded with such construction and installation of such services and facilities on the date of passage of this Section, shall be recognized as having complied with and shall be held as being in compliance with the provisions of Subsection F of this Section.

C. LICENSE FEES AND TEMPORARY PERMIT FEES

- (1) The annual license fee for each mobile home park shall be Twenty-Five (\$25.00) Dollars.
- (2) The fee for transfer of a license shall be Twenty-Five (\$25.00) Dollars.
- (3) The temporary permit fee for each one hundred eighty (180) day period shall be one-half ($\frac{1}{2}$) of the annual license fee prescribed in paragraph (1) of this Subsection.

D. APPLICATION FOR LICENSE

Applications for a mobile home or travel trailer park license shall be filed with the City Engineer and Manager, and upon approval by the City Engineer and Manager, the City Secretary shall issue the license. Applications shall be in writing, signed by the applicant and shall contain the following:

- (1) The name and address of the applicant.
- (2) The locations and legal description of the mobile home or travel trailer park.
- (3) A complete plan of the park showing compliance with Subsection F of this Section.
- (4) Plans and specifications of all buildings and other improvements constructed, or to be constructed with the mobile home or travel trailer park.
- (5) Such further information as may be requested by the City Council to enable it to determine if the mobile home or travel trailer park will comply with the legal requirements.

The application and all accompanying plans and specifications shall be filed in triplicate. The Plumbing Inspector shall investigate the applicant, and inspect the proposed plans and specifications. He shall then make a report to the City Engineer and Manager concerning such application and include therein his recommendation relative to the issuance of a license. If the mobile home or travel trailer park will be in compliance with all the provisions of this Section and all other applicable Ordinances or statutes, the City Engineer and Manager 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 City Secretary, at the direction of the City Engineer and Manager, shall issue the license.

E. LOCATION

Mobile home parks may be located in an area zoned for such use; any other area location will require a special use permit. Where any boundary of a park directly abuts property which is improved with a permanent residential building located within twenty-five (25') feet of such boundary, or directly abuts unimproved property which may under existing laws and regulations be used for permanent residential construction, a fence, wall or hedge shall be provided along such boundary.

F. MOBILE HOME PARK PLAN

The mobile home park shall conform to the following requirements:

(1) Drainage

The park shall be located on a well-drained site, properly graded to insure rapid drainage, and free from stagnant pools of water.

(2) Spaces to be Clearly Defined

Each park shall provide mobile home spaces, and each such space shall be clearly defined or delineated. Each mobile home space shall be three (3) times larger than the mobile home parked thereon, but in no event shall any mobile home space be less than three thousand (3,000) square feet gross. Mobile home parks which, at the time of the adoption of this Section, existed lawfully with mobile home spaces that do not comply with any of the foregoing minimum area or minimum average area and average width requirements, may continue to operate and shall be excused from compliance with the aforesaid area and width requirements for a period of three (3) years following the effective date of this Section (November 11, 1971).

(3) Clearances Between Mobile Homes

Mobile homes shall be so located on each space that there shall be at least a twenty (20') foot clearance between mobile homes, provided that with respect to mobile homes parked end-to-end, clearance may not be less than twenty (20') feet between the ends of the trailer. No mobile home shall be located closer than ten (10') feet to any building within the park or to any property line of the park which does not abut upon a public street or highway. No mobile home shall be located closer to any property line of the park abutting upon a public street or highway than twenty-five (25') feet or such other distance as may be established by Ordinance or regulation as a front yard or setback requirement with respect to conventional buildings in the district in which the mobile home park is located.

(4) Walkways

Walkways not less than thirty (30") inches wide shall be provided from the mobile home spaces to the service buildings.

(5) Driveways

All driveways and walkways within the park shall be hard surfaced and lighted at night.

(6) Electrical Service Connections

An electrical service connection of at least 120/240 V. single phase, 100 amperes entrance capacity shall be provided for each mobile home space.

(7) Parking Spaces

Each mobile home space shall be provided with two (2) off-street parking spaces and no on-street parking shall be permitted.

(8) Minimum Park Size

The minimum size of any mobile home park shall be one (1) acre.

(9) Temporary Storage of Mobile Homes

This Section does not apply to temporary storage of mobile homes or travel trailers when same are not occupied as dwellings within the City of Jacinto City.

G. MOBILE HOME OR TRAVEL TRAILER

OUTSIDE LICENSED PARKS

It shall be unlawful for any person to locate or maintain for occupancy any mobile home or travel trailer in the City of Jacinto City other than in a duly licensed and lawful mobile home park or travel trailer park unless application is made as hereinafter provided:

(1) Private Lots

Persons desiring to place a mobile home or travel trailer for occupancy on a private lot whether said lot or lots are vacant or have improvements thereon, shall first secure a permit from the City of Jacinto City by filing a written application for such permit with the City Engineer and Manager, giving the name and address of the applicant, size of the mobile home, and a description of the property upon which said mobile home is to be located.

(2) When Permits May be Issued

Thereafter it shall be the duty of the City Building Official or City Engineer and City Secretary to submit said application to the City Council at its first regularly scheduled meeting after the submission of the said application to him. The City Council may refuse to grant any such permit unless the applicant shall first show to the satisfaction of the City Council that such applicant can and will comply with the requirements of Subsections I and K - M of this Section. Further, no permit will be issued to any applicant unless he shall also show to the satisfaction of the City Council that:

- (a) Such mobile home will be located at least twenty-five (25') feet from any property boundary line abutting upon a public street or highway and at least ten (10') feet from any other property boundary lines.
- (b) Such mobile home will not be located closer than thirty (30') feet from any building or residence.
- (c) The location of such mobile home is not in violation of any deed restrictions or covenants running with the land.
- (d) The applicant has submitted tie-down and foundation plans as provided in this Section.

If the City Council is satisfied that such application should be granted, the City Council shall issue a permit allowing the mobile home to be located as requested. There shall be no charge for the permit issued under this Subsection.

(3) Unlawful to Maintain Mobile Home
Without Permit or License

It shall otherwise be unlawful for any person to maintain or allow to be maintained on any premises owned by them, or under their control within the corporate limits of the City of Jacinto City, any mobile home or travel trailer for occupancy upon the tract on which it rests without first obtaining a permit or a license as the case may require from the City of Jacinto City, Texas.

H. ADDITIONAL CONSTRUCTION

It shall be unlawful for any person operating a mobile home or travel trailer park or occupying a mobile home or travel trailer to construct or permit to be constructed in such park, or in connection with such mobile home or travel trailer any additional structure, building or shelter in connection with or attached to the mobile home or travel trailer; except, however, awnings of canvas or metal, suitably constructed may be attached to said mobile homes or travel trailers, as well as portable, prefabricated, temporary rooms, for the express purpose of increasing mobile home or travel trailer living area, commonly called "cabana", which meet the following requirements:

- (1) Of metal only, fire resistive, double wall, mechanical joint panels (no welded joints between panels permitted).
- (2) Strength of materials and structure to meet minimum standards of the City Building Code.
- (3) Capable of being dismantled and removed from the site at the time the mobile home or travel trailer to which it is accessory is moved.
- (4) Finish and appearance to be as near the same as possible to the mobile home or travel trailer to which it is accessory.
- (5) The length must not exceed the length of the mobile home or travel trailer to which it is accessory.
- (6) Only one (1) such room per mobile home or travel trailer shall be permitted.

I. WATER SUPPLY

An adequate supply of pure water for drinking and domestic purposes shall be supplied by pipes to all buildings, if provided, and mobile home space within the park, to meet the requirements of the park. Each mobile home space shall be provided with a cold water tap at least four (4") inches above the ground.

J. SERVICE BUILDINGS

(1) Permanent Structures

Service buildings and housing sanitation facilities, if provided, shall be permanent structures complying with all applicable Ordinances and statutes regulating buildings, electrical installations and plumbing and sanitation systems.

(2) Lighting and Ventilation

The service buildings shall be well-lighted at all times of the day and night, shall be well-ventilated with screened openings, shall be constructed of such moisture-proof material, which may be painted wood-work, as shall permit repeated cleaning and washing, and shall be maintained at a temperature of at least 68° F. during the period from October 1st to May 1st. The floors of the service buildings shall be of material impervious to water.

(3) Maintenance of Grounds

All service buildings and the grounds of the park shall be maintained in a clean, sightly condition and kept free of any condition that will menace the health of any occupant or the public.

K. SEWAGE AND REFUSE DISPOSAL

(1) Wastes

Waste from showers, bath tubs, flush toilets, urinals, lavatories and slop sinks in service and other buildings within the park shall be discharged into a public sewer system in compliance with applicable Ordinances.

(2) Sewer Connections

Each mobile home space shall be provided with a sewer at least four (4") inches in diameter, which shall be connected to receive the waste from the shower, bath tub, flush toilets, lavatory and kitchen sink of the mobile home harbored in such space and having any or all of such facilities. The sewer in each space shall be connected to discharge the mobile home waste into a public sewer system in compliance with applicable Ordinances.

L. GARBAGE RECEPTACLES

Metal or plastic garbage cans with tight-fitting covers shall be provided in quantities adequate to permit disposal of all garbage and rubbish. Garbage cans shall be located on the mobile home space or at a central disposal location provided for by the park owner. Garbage cans shall be kept in a sanitary condition at all times and be of sufficient number to insure that garbage cans shall not overflow between regularly scheduled collections. Nothing in this Subsection shall be construed to prevent the use by the owner of the mobile home park of a central refuse container unit of a type susceptible of automatic unloading by City trucks.

M. FUEL

Bottled gas for cooking purposes shall not be used at individual mobile home or travel trailer lots unless the containers are properly connected by copper or other suitable metallic tubing. Bottled gas cylinders shall be securely fastened in place. No cylinders 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. All applicable provisions of the Ordinance of this City regulating the use of liquefied gas must be complied with, and this Section shall not be construed as to repeal such Ordinances of this City or any part thereof.

N. FIRE PROTECTION

Every park shall be equipped at all times with fire extinguishing equipment in good working order, of such type, size and number and so located within the park as to satisfy applicable reasonable regulations of the Fire Department. No open fire shall be permitted.

O. TIE-DOWNS REQUIRED; TIE-DOWN AND FOUNDATION BLOCKING STANDARDS

Every mobile home parked, placed, replaced, located, re-located in or within any mobile home park or upon any lot or parcel of land outside a mobile home park, shall be required to have mobile home tie-downs placed on the mobile home and such foundation tie-down shall comply with the following minimum tie-down and foundation blocking standards:

(1) Number of Ties and Measurements

<u>Length</u>	<u>Diagonal Ties</u>	<u>Over-the-Home Ties</u>
32 - 50 feet	8	2
50 - 70 feet	10	3
70 +	12	3
Double Wides		
Up to 50 feet	6	
50 feet +	8	

All mobile homes shall be measured from the farthest wall to the rear, to the farthest wall to the front, when computing length for tie-down purposes.

(2) Placement of Ties

Over-the-home ties shall be placed so that one (1) tie is as close as possible to the end of the home.

Frame ties shall be placed in conjunction with each over-the-home tie when applicable and spaced proportionately along the length of the home as close to the piers as possible.

(3) Anchors

(a) Auger Type

The rod shall be at least three-fourths (3/4") inch thick and forty-eight (48") inches long.

The disc shall be at least six (6") inches in diameter. The disc shall be at least three-sixteenths (3/16") inch thick.

The anchor must be capable of being screwed into the ground to a depth of three (3') feet to four (4') feet.

The anchor must be capable of withstanding a diagonal and vertical pull of four thousand eight hundred (4,800) pounds without failure.

The anchor must be turned into the ground at least the final three (3') feet and the tensioning device shall be no more than six (6") inches above ground level.

(b) "Dead Men", Concrete Base and "Buried" Anchors

The rod shall be at least three-fourths (3/4") inch thick.

The anchor shall be buried to a depth of five (5') feet.

The anchor must be capable of withstanding a vertical and diagonal pull of four thousand eight hundred (4,800) pounds without failure.

(4) Piers and Footings

Piers and footings shall be installed directly under the main frame or chassis of the mobile home. They shall be located under both frame rails. Those nearest each end of the home shall be at least five (5') feet from the end of the home. Piers shall be spaced so that the center of no pier is farther than ten (10') feet from the center of the next one.

All footings shall be of solid concrete type construction, at least sixteen (16") inches in length, 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 foundation shall be placed on stable soil.

Piers shall be constructed of standard eight (8") inch by eight (8") inch by sixteen (16") inch solid concrete type construction blocks. Wood blocks and shims used for leveling shall be no more than four (4") inches in overall thickness per pier, and blocks shall be at least seven and one-fourth (7½") inches wide and fifteen (15") inches long.

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 concrete pad at least four (4") inches thick.

(5) Approval of Other Systems

The Building Official may approve other anchoring systems if they are found to be as effective. No anchoring system may be used which does not meet or exceed the standards specified herein.

(6) Tensioning

- (a) All anchors of any type must have a means of tensioning strap and/or cable.
- (b) All components of anchor heads or connection devices shall be at least one-fourth ($\frac{1}{4}$ ") inch in plate thickness. The distance from the outside edge of any hole or slot to the outside edge of the material may not be less than one-half ($\frac{1}{2}$ ") inch.

(7) Strap

All strapping shall be either galvanized or rust resistant.

All strapping shall be a minimum of .035 inches by one and one-fourth ($1\frac{1}{4}$ ") inches and have a minimum breaking strength of four thousand seven hundred fifty (4,750) pounds as per government specification of OOS 781 F Type I, Class B Grade I or equivalent.

(8) Cables

All cables must be constructed of galvanized or stainless steel with a minimum diameter of one-fourth ($\frac{1}{4}$ ") inch.

Cables must have a breaking strength after being clamped of four thousand seven hundred fifty (4,750) pounds.

(9) Turnbuckles

All turnbuckles must be constructed of dropped forged steel at least five-eighths ($\frac{5}{8}$ ") inch thick with closed eyes.

All turnbuckles shall have rust resistant thimbles for the placement of cable.

(10) Buckles

All buckles for strapping shall be rust resistant at least one-eighth ($\frac{1}{8}$ ") inch thick and shall be so placed that they do not lessen the strength of the anchoring system.

(11) Roof Protectors

Roof protectors shall be made of rust resistant material. They shall be placed at stud and rafter locations.

(12) Certification of Tie-Down System

- (a) No tie-down system shall be installed without first having the tie-down system approved by the Building Official. The manufacturer, his representative or a mobile home tie-down and foundation contractor shall submit engineered drawings which reflect the test data and method of installing the system to obtain the requirements provided for herein. Such drawings and data must be certified by a professional engineer registered in the State of Texas.
- (b) Once a tie-down system has been approved by the Building Official and a design number assigned, the contractor shall use the system design number when obtaining a permit.

Every mobile home presently located within the City of Jacinto City shall comply with this Subsection within ninety (90) days from the passage hereof (September 27, 1973) and every mobile home hereafter located within the limits of Jacinto City shall immediately comply with this Subsection.

Any person who violates any portion of this Subsection shall be punished by a fine not to exceed Two Hundred (\$200.00) Dollars for each violation, and every day shall constitute a separate and distinct violation for failure to comply with this Subsection.

P. SUPERVISION

The licensee or permittee, or a duly authorized attendant or caretaker, shall be in charge at all times to keep the mobile home park, its facilities and equipment in a clean, orderly and sanitary condition. The attendant or caretaker shall be answerable, with the licensee or permittee, for the violation of any provision of this Section to which the licensee or permittee is subject.

Q. REVOCAION OF LICENSE

The officer as designated by the municipality may revoke any license to maintain and operate a park when the

licensee has been found guilty by a court of competent jurisdiction of violating any provision of this section. After such conviction, the license may be reissued if the circumstances leading to conviction have been remedied and the park is being maintained and operated in full compliance with law.

R. POSTING OF LICENSE AND TEMPORARY PERMIT

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

S. PENALTY

Any person violating this section shall be fined not less than ten dollars (\$10.00) nor more than two hundred dollars (\$200.00) for each offense.

(Provisions of Section 4 above taken from Chapter 10A of the City of Jacinto City Code of Ordinances, 1959, as amended.)

SECTION 5: PLUMBING CODE

A. UNIFORM PLUMBING CODE ADOPTED

There is hereby adopted, for the purpose of prescribing regulations governing installation, alteration, repair, and replacement of plumbing, piping, fittings, fixtures, and equipment which may be connected to the water and sewer system in the city, that certain Code known as the Uniform Plumbing Code, recommended by the International Conference of Building Officials, being particularly the 1988 Edition, and any subsequent edition and amendments thereof, and the whole thereof, save and except such portions as may be hereinafter deleted, modified or amended. A copy of the Code has been and now is filed in the office of the city secretary, and the same is hereby adopted by reference and incorporated fully as if set out at length herein.

(Ordinance No. 90-3 of April 12, 1990)