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AN ORDINANCE REGULATING MOBILE HOME AND/OR TRAVEL TRAILER PARKS; CONTAINING CERTAIN DEFINITIONS; REQUIRING A LICENSE AND ESTABLISHING CERTAIN LICENSE FEES; ESTABLISHING CERTAIN PHYSICAL REQUIREMENTS FOR SAID PARKS; REGULATING THE LOCATION OF SAID PARKS; ESTABLISHING CERTAIN RULES AND REGULATIONS FOR THE OPERATION OF SAID PARKS; ESTABLISHING CERTAIN REQUIREMENTS FOR WATER, SEWER, AND ELECTRICAL FACILITIES; CONTAINING A PENALTY; CONTAINING A SAVINGS CLAUSE; ESTABLISHING AN EFFECTIVE DATE; PARKING OF MOBILE HOME AND/OR TRAVEL TRAILERS; PARK INSPECTIONS; ENFORCEMENT OF ORDINANCE; REGULATING MOBILE HOMES OUTSIDE LICENSED PARK.

BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF ORCHARD, TEXAS:

ARTICLE I

IN GENERAL

Section 1. DEFINITIONS

For the purpose of this chapter, the following words and phrases are defined and shall be construed as herein set forth unless it shall be apparent from the context that they have a different meaning:

(a) Park.

"Park" means mobile home and/or travel trailer park.

(b) Persons.

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

(c) Mobile home and/or travel trailer.

"Mobile home and/or travel trailer" means any vehicle or similar portable structure having no foundation other than wheels, jacks, blocks, or skirting, and so designed or constructed as to permit occupancy for dwelling and be equipped with a flush toilet, lavatory, tub or shower and sink.

(d) Mobile home and/or travel trailer park.

"Mobile home and/or travel trailer park" means any plot of ground upon which two or more mobile homes and/or travel trailers, occupied for dwelling or sleeping purposes, are located, regardless of whether or not a change is made for such accommodations.

(e) Mobile home and/or travel trailer lot.

"Mobile home and/or travel trailer lot" means a plot of ground within a mobile home and/or travel trailer park designed for the accommodation of one mobile home and/or travel trailer.

(f) Mobile home and/or travel trailer stand.

"Mobile home and/or travel trailer stand" means the space within the lot in which the mobile home and/or travel trailer is to be located.

(g) Tie downs.

"Tie downs" means all Mobile Homes and/or travel trailers shall be tied with two anchors at each end to an earth auger four feet in length with 1/2 inch rod and six inch blade and be in the earth to a depth of three and 1/2 feet or its equivalent. The connection of the Mobile home and/or travel trailer from its frame to the earth augers shall be made with 1/4 inch air craft cable, secured by 2 U bolts at each end or its equivalent.

(h) Plot. A legal description of a piece of land with dimensions indicated on a subdivision plat.

Section 2. PENALTIES

The penalty upon conviction for violation of this Chapter shall be by fine of not more than \$200.00. Each day that such violation continues shall constitute a separate offense.

Section 3. ENFORCEMENT

The enforcement of this code shall be made by the Board of Commissioners or their agent.

Section 4. PARK INSPECTION

It shall be the duty of the Board of Commissioners to make or cause to be made an inspection of each mobile home and/or travel trailer park once every six (6) months for safety, fire and health hazards and make or cause to be made a report to the park operator.

ARTICLE II

MOBILE HOME AND/OR TRAVEL TRAILER PARK PLATS

Section 1.

The Board of Commissioners of the city has power and authority to approve plats for mobile home and/or travel trailer parks within the corporate limits of the city. As a basis for such approval, the Board of Commissioners prescribed and there are hereby established and promulgated the following regulations, governing mobile home and/or travel trailer parks.

Section 2. GENERAL INFORMATION

Whenever any mobile home and/or travel trailer park is proposed and before any permit for the erection of any structure shall be granted by the Board of Commissioners and before any license shall be issued by the city secretary the person desiring to develop a mobile home and/or travel trailer park shall conform to the specifications outlined in Article II, Section 3 through Article V, Section 7.

Section 3. PROCEDURE FOR PRELIMINARY PLAT APPROVAL

(a) Prescribed.

One (1) copy or print of the preliminary plat of any proposed mobile home and/or travel trailer park shall be submitted to the Board of Commissioners for approval. Such preliminary plat shall be filed in the office of the City Secretary at least five (5) days prior to the regular meeting of such body at which approval is requested.

(b) Scale contents.

This 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.

- (1) Proposes mobile home and/or travel trailer park name, and the city, county and state in which the park is located.
- (2) Name, address of record owner, engineer, surveyor, land planner or any other designer responsible for the survey and design.
- (3) Location of boundary or property lines; width and location of platted streets, alleys and easements within or adjacent to the proposed mobile home and/or travel trailer park; present physical features on the land including natural and

artificial water courses, ditches, ravines, culverts, bridges, present structures and any other features directly pertinent to the proposed mobile home and/or travel trailer park, location of any existing utilities pipelines, 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 tress.

Where the property of the proposed mobile home and/or travel trailer park is located upon broken or highly undulating or rough terrain, the Board of Commissioners may require a topographic map of the property with contour intervals of two to five feet, with all grades shown thereon tied to city datum, or such datum of any public authority that may be established in the area. The description of the property shall be located with respect to an original corner of the survey of which the land is a part.

- (4) The preliminary plat shall show the street system design, location and width of the proposed streets, lots and other features and their relationship to streets, alleys and easements in adjacent subdivisions. If 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 of the proposed mobile home and/or travel trailer park may eventually connect with those of the nearest existing subdivision.
- (5) Classification and designation of the intended uses of land within the mobile home and/or travel trailer park proposed.
- (6) Date, north point and scale of drawing.
- (7)
 - (a) Preliminary plan of proposed water distribution system.
 - (b) Preliminary plan of proposed sewage collection system.
 - (c) Preliminary plan for on-site and off-site drainage.
- (8) Where the preliminary plat submitted for approval covers only a part, a unit or increment of the owner's entire holding or ultimate mobile home and/or travel trailer park, 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.

(c) Effect of approval.

It is to be understood that the approval of the preliminary plat by the Board of Commissioners does not constitute official acceptance of the proposed mobile home and/or travel trailer park by the City, but does constitute an authorization to begin and proceed with the preparation of the final mobile home and/or travel trailer park plat. There shall be no work in the field on the proposed mobile home and/or travel trailer park until the final plat has been approved and accepted in an official action by the Board of Commissioners.

(d) 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 4. PROCEDURE FOR APPROVAL OF FINAL PLAT

(a) Preparation.

After the approval by the Board of Commissioners of the preliminary plat, a final plat shall be prepared and submitted to the Board of Commissioners for approval. One (1) print of this final plat shall be submitted to the Board of Commissioners at least five (5) days prior to the regular meeting of that body at which approval is requested.

(b) Preparation of Plat.

The final plat shall be clearly and legibly drawn to scale not smaller than one inch equals one hundred feet (1" = 100') on a sheet 24" x 36" size. All figures 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 and/or travel trailer park drawn at a smaller scale, with block numbers and street names, they key map to be included upon the first sheet or separately upon a cover sheet of the same size as the large-scale sheets.

(c) Contents.

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

- (1) The mobile home and/or travel trailer park name or identifying title and the name of the city, county and state in which the proposed mobile home and/or travel trailer park is located; the name and address of the owner.
- (2) The names of adjacent subdivisions; names of streets; the numbers 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 and/or travel trailer park noting the 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 lands and properties; lines of adjacent streets, alleys and easements noting width and names of each. Streets, alleys and easements of adjacent subdivisions shall be shown in a different manner than those of the proposed mobile home and/or travel trailer 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) Proper certification shall be made upon the plat, by a reputable, registered civil engineer or land surveyor, ascertaining that the plan represents a survey made by him and that all necessary monuments are accurately and correctly shown upon the plat.

- (8) Proper blanks for certificate approval to be filled out by the Board of Commissioners.
- (9) Date, scale and north point.

(d) 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 the resubmitted plans do not meet the current ordinance, then they shall be revised to reflect current requirements as then reflected in said ordinance.

ARTICLE III

Section 1. GENERAL REQUIREMENTS AND PRINCIPLES

The mobile home and/or travel trailer park shall conform to the following requirements:

- (a) The park shall be located on a well drained site, properly graded to insure rapid drainage and freedom from stagnant pools of water.
- (b) Each mobile home and/or travel trailer lot shall:
 - (1) Consist of minimum 3600 square feet
 - (2) Be no less than 40 feet on the narrow dimension nor less 90 feet on the long dimension.
- (c) Mobile home and/or travel trailer shall be harbored on each lot stand so that:
 - (1) There shall be a minimum clearance of 25 feet from front of lot line.
 - (2) There shall be at least 21 feet side clearance between each mobile home and/or travel trailer.
 - (3) End to end clearance shall be not less than 10 feet.
 - (4) There shall be at least 10 feet clearance between mobile home and/or travel trailer and any building within the park or from any property line bounding the park, except storage building.
- (d) All mobile home and/or travel trailer lots shall abut upon a street or driveway and shall meet the following requirements:
 - (1) Entrance and collector streets at least twenty-eight (28) feet wide.
 - (2) All other streets or driveways at least twenty-four (24) feet wide.
 - (3) All streets or driveways shall be well marked in the daytime and lighted at night.
 - (4) The minimum quality of all streets and driveways shall be five (5) inches of concrete or six (6) inches of limestone base (or its equivalent) and 1-1/2 inches of asphalt topping.
 - (5) Along all streets and parking lots concrete curb gutter shall be constructed however if suitable drainage plan is proposed this requirement may be waived.
- (e) For each mobile home and/or travel trailer lot there shall be two (2) off street parking spaces provided.

ARTICLE IV

LICENSE FOR MOBILE HOME AND/OR TRAVEL TRAILER PARKS

Section 1. LICENSE REQUIRED

It shall be unlawful for any person to maintain or operate, within the limits of the City of Orchard, any mobile home and/or travel trailer park unless such person shall first obtain a license therefor.

Section 2.

The annual license fee for each mobile home and/or travel trailer park shall be \$25.00 per year or fraction thereof for the first two mobile homes and/or travel trailers stands and a \$5.00 fee for each additional mobile home and/or travel trailer stand. The fee for the transfer of such license, as provided for in this ordinance, shall be \$25.00

Section 3. ISSUANCE OF LICENSE

Application for license shall be made in the office of the City Secretary. Upon satisfactorily meeting all requirements the city secretary, at the direction of the Board of Commissioners shall issue the license.

Section 4. REVOCATION OF LICENSE

The Board of Commissioners 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 Board of Commissioners must give ten (10) days notice to the holder of said license and hold a hearing thereon. After said license has been revoked, the license may be re-issued if the reasons for said revocation have been duly corrected.

Section 5. TRANSFER AND DURATION

Upon application for a transfer of the license, the Board of Commissioners may issue a transfer upon payment of transfer fee. Such original license and transfer thereof, may be granted at any time during the year and shall expire at the end of the fiscal year of the City of Orchard, unless previously revoked or terminated.

Section 6. POSTING OF LICENSE

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

Section 7. MOBILE HOME AND/OR TRAVEL TRAILERS OUTSIDE LICENSED PARKS

Mobile home and/or travel trailers outside licensed park not required to have license, see Article V, Section 4.

Section 8. MAINTENANCE

Every person owning or operating a mobile home and/or travel trailer park shall maintain such park, and any facilities, fixtures, and permanent equipment in connection therewith, in a clean and sanitary condition and shall maintain said equipment in a state of good repair.

ARTICLE V

Section 1. RULES AND REGULATIONS FOR MOBILE HOME AND/OR TRAVEL TRAILER PARK

(a) 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:

- (1) Provide for regular inspection of all public and private utilities.
- (2) Prohibit the placing or storage of unsightly, material or vehicles of any kind.
- (3) All sewer traps not in use shall be capped.
- (4) Provide and maintain safe and sanitary public and private utility connections to each mobile home and/or travel trailer lot.
- (5) Maintain a neat, clean, sanitary and safe park.
- (6) Insure that each mobile home and/or travel trailer 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.
- (7) Each mobile home and/or travel trailer stand shall be assigned a number and this number shall be displayed on the street side of the mobile home and/or travel trailer.

(b) It shall be the duty of each licensee to keep a register containing a record of all mobile home owners. The register shall contain the following information:

- (1) The name and address of the owner of each mobile home and/or travel trailer.
- (2) The make, model, year and size of each mobile home and/or travel trailer.
- (3) The date of arrival and of departure of each mobile home and/or travel trailer.

The park shall keep the register available for inspection at all times by law enforcement officers, the Board of Commissioners, and other officials whose duties necessitate acquisition of the information contained in the register. The register record shall not be destroyed for a period of three (3) years following the date of departure of the registrant from the park.

Section 2. WATER, SANITARY SEWER, ELECTRICAL AND GAS SUPPLY

All mobile homes and/or travel trailers to be properly connected to an approved water, sanitary sewer, gas and electrical system, and terminate within the mobile home and/or travel trailer stand.

Section 3. FUEL

Bottled gas shall not be used at individual mobile home and/or travel trailer lots unless the containers are properly connected by copper or other suitable metallic tubing. Bottle gas cylinders shall be securely fastened in place. No cylinder containing bottled gas shall be located in a mobile home and/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. The maximum number of gallons of bottled gas per mobile home and/or travel trailer shall be no more than one five (5) gallon and one fifteen (15) gallon container. The maximum amount of fuel oil per mobile home and/or travel trailer shall not be more than fifty-five (55) gallons.

Section 4. MOBILE HOME AND/OR TRAVEL TRAILERS OUTSIDE LICENSED PARKS.

It shall be unlawful for any person to locate or maintain any such mobile home and/or travel trailer in any place in the City of Orchard other than a duly licensed and lawful mobile home and/or travel trailer park, except as follows:

- (a) The parking of no more than one (1) mobile home or travel trailer behind the building set back lines of an otherwise properly platted lot is permitted, provided no living quarters are maintained in such mobile home and/or travel trailer is so parked or stored.
- (1) Mobile homes and/or travel trailers which meet the qualifications in subsection "a" above may be occupied for business and/or residential use outside a mobile home and/or travel trailer park as such are defined elsewhere in this ordinance, provided such mobile home and/or travel trailer shall have all its wheels removed and be mounted upon a permanent type foundation and further provided such mobile home and/or travel trailer shall conform to all other applicable requirements of the building, electrical, and plumbing codes and all other applicable ordinances of the City of Orchard.
- (b) Mobile homes and/or travel trailers used as field offices during construction or mobile homes and/or travel trailers displayed for sale on mobile home or travel trailer sales lots and/or manufacturing plants are permitted.

Section 5. MOBILE HOME TIE-DOWNS AND FOUNDATION BLOCKING STANDARDS

(a) Tie-downs.

All mobile homes and/or travel trailers must have adequate tie-downs. See Article I, Section 1(g).

(b) Piers and footings.

- (1) 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. Piers shall be spaced so that the center of no pier is farther than ten (10) feet from the center of the next one.
- (2) All footings shall be of solid concrete type construction, at least 16 inches in length, 16 inches in width, and 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.
- (3) Piers shall be constructed of standard 8 inch by 8 inch by 16 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 7-1/4 inches wide and 15 inches long.
- (4) 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.
- (5) The following may be substituted for footings as described in (2) above:
 - a. Two runners each 36" wide and as long as a mobile home and/or travel trailer to be harbored upon said stand.
 - b. Runners to be 4" thick reinforced concrete with four (4) ~~Number~~ 4 bars running full length of runner and tied 12" on center with Number 4 bar.
 - c. Reinforcing steel shall be supported on chairs no less than every three (3) feet.

Section 6. OVERNIGHT AND SHORT TERM PARKING

Overnight and short term (not to exceed seven (7) days) mobile home and/or travel trailer parking stands shall have a ten (10) foot clearance in all directions.

Section 7. PARKING OF MOBILE HOME AND/OR TRAVEL TRAILERS

It shall be unlawful for any person to park any mobile home and/or travel trailer on any street in the City of Orchard in such a manner so as to block the natural flow of traffic or create a hazard, and under no circumstances shall any person park any mobile home and/or travel trailer on a street within the city limits of the City of Orchard for a period in excess of three (3) hours.

Section 8. VARIATIONS AND MODIFICATIONS OF PROVISIONS

Variations and modifications of the general requirements of mobile home and/or travel trailer parks will be approved by the Board of Commissioners when in its judgment special or particular factors and conditions warrant such variations and they do not affect the general application or spirit of the rules and regulations, or the master plan of the city.

Section 9. 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.

Section 10. REPEALING CLAUSE

All ordinances or parts of ordinances in conflict with this Ordinance are hereby expressly repealed.


Section 11. ESTABLISHING AN EFFECTIVE DATE

This Ordinance shall be effective after its passage and publication according to law.

PASSED and APPROVED this 6th day of December, 1977,
by the Board of Commissioners of the City of Orchard, Texas.

ATTEST:


Mayor, City of Orchard


City Secretary

NOTICE

On the 6th day of December, A.D. 1977, the Board of Commissioners of the City of Orchard, Texas passed an ordinance, the descriptive caption of which is as follows:

AND ORDINANCE REGULATING MOBILE HOME AND/OR TRAVEL TRAILERS PARKS: CONTAINING CERTAIN DEFINITIONS; REQUIRING A LICENSE AND ESTABLISHING CERTAIN LICENSE FEES: ESTABLISHING CERTAIN PHYSICAL REQUIREMENTS FOR SAID PARKS; REGULATING THE LOCATION OF SAID PARKS; ESTABLISHING CERTAIN RULES AND REGULATIONS FOR THE OPERATION OF SAID PARKS; ESTABLISHING CERTAIN REQUIREMENTS FOR WATER, SEWER, AND ELECTRICAL FACILITIES; CONTAINING A PENALTY; CONTAINING A SAVINGS CLAUSE: ESTABLISHING AN EFFECTIVE DATE: PARKING OF MOBILE HOME AND/OR TRAVEL TRAILERS; PARK INSPECTIONS; ENFORCEMENT OF ORDINANCE; MOBILE HOMES OUTSIDE LICENSED PARK.

The penalty upon conviction for violation of this ordinance shall be by fine of not more than \$200.00

This will therefore give notice by publication of the passage of said ordinance as directed by the City Charter.

Given under my hand and seal of said City, the 6th day of December, A.D., 1977.

Aimee Bollom
City Secretary
City of Orchard, Texas

SEAL