March w/ or the 95

ORDINANCE

(Motion that the the was made by ne following þу y Some 1 be passed: seconded Уď

ORDINANCE NO. <3

DENIED, HOME LATED UTILITIES REVOCATION OF PI ING RULES LOCATION ISSUANCE ORDINANCE PARKS; PROVIDING OH OF MOBILE AND REGUL  $\Theta$ ESTABLISHING PROCEDURES A MOBILE HOME PARK PERM. PROVIDING PERMIT; DING FOR DBILE HOMES AND MOBILE HOME PARKS; ESTABLE REGULATIONS OF MOBILE HOME PARKS AND RE-ES AND FACILITIES; AUTHORIZING INSPECTION PERMIT; PROVIDING FOR APPEAL WHERE PERMIT HOME PARK PERMIT, REGULATIOMES AND MOBILE HOME PARKS; PENALTY, AND FOR MINIMUM STANDARDS PROVIDING AND REGULATING SEER FOR Þ FOR SAVINGS ESTABLISH-THE PERMIT MOBILE AND

## SECTION 1.

## DEFINITIONS

As used in this chapter:

designed or ing purpose: ou Mobile home mea purposes. constructed as means than any wheels, jacks, blocks as to permit occupancy vehicle 20 similar imilar portable structure l blocks, or skirtings, and upancy for dwelling or slo portable sleephaving O S3

more are accommodation; sessed located, mobile Уď the home park mean homes intended regardless mobile said plot home means O H 0 owner whether or ground not ny plot of occupied 8 Off. not for dwelling being a charge the property დ H• or sleeping s made for which of, g such purposes sod

designed Mobile Frned for home the accommodation plot of or one 0 ground (1) mobi mobile within home. ы mobile home park

cyclone fence, or masonry of 02 ተ ወ artificial imilar typ least type six 6) barrier feet solid fence ኳ ቯ height railroad, public 1 of woo wood, road

Park means mobile home park.

Person association 8 means corporation. any natural individual firm, trust, partnership

## SECTION 2.

# PURPOSE AND INTENT OF CHAPTER

The purpose and intent of this chapter is:

- <u>く</u>ぬ) requirements for of construction mobile home park provide certain parks for r safe, sanitan within minimum sanitary and eration of pr the standards city. hards, provisions and suitable meth present and futu methods future
- (g menace assure ç that public mobile health, home morals parks shall safety not or welfare become Ы
- <(c) To provide conditions proper locations, and facilities for sanitary r mobile h home and healthful units.

#### SECTION ω

mobile any mobile therefor. shall other mobile limits respects a fee sha for. All mobi home shall home Off cts comply shall be c park. the be unlawful mobile he city, or to park unless (90) days the y fully with charged for (90) home for t o parks such such person shall first obtain a parks in existence upon with the requirements of this chartor the transferring of a permit any person receive any to maintain obtain a a permit and i this chapter. a permit for a 0 operate Хq permit the within Ф city How-

#### SECTION 4,

## SHHH

current five dol five do travel Said pe available change thereafter, and thereafter, and the this mobile О Ні dollars (\$ rel trailer permit fee le home par forth in this chapter. However those mobile home parks rye in ownership during a current year, or opened after Juent year, shall be required to pay an amount of not less dollars (\$25.00) plus one dollar (\$1.00) per mobile home lable as said permit fee. If the permit fees are not paid thirty (30) days, as set forth above, city services to park shall be terminated until permit fee is paid in ful annual park owners shall obtain and in all other respects fee (\$25.00) permit (\$25.00) per parking ee shall k t fee plus be space available be due and payab for each mol two dollars e and payable on January 1 each year and all obtain said permit within thirty (30) or respects comply fully with requirements However those mobile home parks having a current year, or opened after July 1 of mobile (\$2.00) for use home e park shall be twen for each mobile hor in the mobile home home nome space paid by the full. 40 than the mobile home twenty park days S O K ა გ

#### SECTION σı

## APPLICATION FOR PERMIT; CONTENTS

city City shall applicant, secretary. Council Applications issue the permit. Applications shall and shall contain the following: The city secretary its consideration, rog **හ** mobile home shall pro and noqu present the appli ipon approval, the all be in writing, shall be filed wit application , the city se signed with secretary Уď 0 the

- The name and address of. the applicant
- <u>B</u> The location and legal description of the mobile home park
- (c) complete f this Ord ordinance 0f the park showing compliance with section
- (d) ments Plans par and specifications constructed, or to ф ф pe offi all buildings constructed w within the r mobile
- (e) such to en with enable the further legal <del>1</del>+ information to determine requirements. ន þ. may the be be requested mobile home by the park wi he City Coun will comply Council

tions, will be will be in compliance applicable ordinances application investigate the filed specifications s direction of the and make application in triplication contingent upon triplicate. The city, or its duthe applicant and inspect the pulse their recommendations therecompliance with all provisions of ordinances or statutes, the City submitted with the  $\mathtt{City}$ and all lirement

l accompanying precity, or its duly-accompanying preciting for its duly-accompanying for its the the application. shall issue +>plans and specifications duly-authorized agent, s proposed plans f this chapter Council may a the park the The The city permit. mobile according approve and and al home specificasecretary, the park 11 ot shall τo plans

## SECTION 6

# PARK OWNERS TO FURNISH CITY SECRETARY CERTAIN INFORMATION

mobile departure number, All owners within five O Hi home arrival, ma the state in the date, if tı.
park, .
ival, make, ...
'ate issuing
'nown. of mobile (5) dav~ 5) days a furnish nish to the city s , model, and year ning the license, after home parks a mobile unit shall r secretary r of the mc , location keep has mobile on of ur the and maintain been located the name of s le home unit ir H H unit, : n park, said р in said register license owner

## SECTION 7.

## PARK PLAN

The mobile home park shall conform ф ф the following requirements:

- (a) graded to insur pools of water. park shall be insure rapid drainage located on a well-drained and freedom site, , properly stagnant
- parked in a re located closer a minimum width (20)consist one reasonable feet hundred end to e ting of a mir home ng of a minimum space as to al t between units in width and e m width of seventy (70) feet a undred twenty (120) feet. No nd to end such that either uni sonable amount of time. No mo closer than twenty (20) feet f shall 9 d feet. No mobile either unit canno provided No mobile hom allow at least d each space sh and a from an р home minimum length orderly manner property home эd shall have shall shal removed twenty line. Ьe
- <u>a</u> All mobile home spaces shall abuless than twenty-five (25) feet unobstructed access to a public All driveways shall be of a min the and city engineer, and and lighted at night and s shall abu (25) feet public street, alley, a minimum quality to shall be well marked abut upon a et in width driveway which sha jn jn 9 vay of shall approved the dayhighway have ton
- (d) A minimum shall O Hi ad two two (2) auto provided. parking spaces for each mobile
- (e) street ten (10 No mobile shall be (10)be placed within to be placed within to be boundary line of 10) feet of the sid ited in a mournain twenty-five (25) re of a lot or parcel c street home e park of 0 fi 0 land, property 20 the curb nor elsewhere within
- (f) adopted mobile h mobile home parks, though written into Provisions þу the S D set fo e City forth shall be made this chapter. Council be made a l which apply a part 0f 0 codes mobile this ch and chapter homes ordinance and ζ

## SECTION 8.

## DISTANCE FROM PERMANENT RESIDENTIAL BUILDINGS

park, unless separated therefrom by a natural or artificence defined, or unless a majority of the property of two hundred (200) foot area, consent in writing to the the park; provided, however, that the provisions of this not apply to mobile home parks already in existence and at the time of the passage of this chapter. (200) feet from any permanent park, unless separated theref herein defined, or unless a m boundary 0 f the mobile residential y a natural or artificial k ty of the property owners w nt in writing to the the provision and this section cha s section in operat ablishment of section shall operation outside barrier hundred ಬ

## SECTION 9.

## MAINTENANCE

park a...
therewith
ain said e Every person any equipment owning or op facilities, a clean and in മ operating d sanitary state of g fixtures, good a mobile home , and permanent equipment in condition and shall maintain repair connec

## SECTION 10.

which shall be provided with which shall be kept copies of al supervision of the park, as we able for inspection by law enforcement officials whose duties nermation contained therein. sion of the park, as well as rules and regula-h records, rules and regulations to be avail-enforcement officers, public health officials duties necessitate acquisition of the inforbe provided with all i മ records building to be pertaining known

# REGULATIONS FOR PARK

adopted for regulations it shall ha manager subscribe to make comply r to prescribe rules and e adequate provisions for ibe to any and all subse with the duty or ... the management of such shall be furnished to the the duty of the owner, s and regulations nt rules and regulations which may be park. Copies of all such rules and the city secretary. In addition thereto, his agent, representative or manager enforcement of such rules and and ťο

- (a) Provide for conveniences regular inspection of f water and sanitary
- (d Provide other waste material for the collection and removal O.f. garbage and
- (c) Prohibit vehicles the e placing kind. 9 storage of unsightly material
- (d) viae for the regular disinfecting of all cleaning, needed painting, repairing
- (e) and Take general the safety such Citypublic. other y of Magnolia of all persor measures persons ţ S Cl residing preserve may be deemed to in the park and the health, рe necessary comfort, the
- (f) monthly the City of said mobile all home nome park that within five of Magnolia requires a posile home, as provided in resident services fee, as persons when locating a mobile a permit in sectio section (5) provided days to L be home unit Ľ. from hereof obtained section said ed upon and a 'n. date, 22 their
- (g) Magnolia person or Report immediately a all acts of persons of disc 0 disorderly conduct side the park. the police department committed Of the þу City of any

(H See of. the that park. all rules and regulations are made known 40 patrons

#### SECTION 12

#### MANAGEMENT OH OH PARK

direct the their experience secretary. park owner Each mobile Эď be fully responsible. The name management of a park shall be ary. Such person or persons mu and maintain good 20 his person or persons must satisfy and capacity to supervise, manantain good sanitary conditions home agent park 20 representative, for the The name of the ck shall be filed for shall Эď under the for for manage, r wire person error the City direct n T e, regulate and about t entrusted rence with acts he or management Council the and with the they 0f park. control O Hi

#### SECTION 13

#### MOBILE HOMES OUTSIDE PARK AF PARK AREA OPERATED

place using th duly-licensed first secure a cause mobile home shall be the S S and lawful mobes a permit which City of Marrie the ne services homes unlawful Magnolia, in any place ices of the C of the City mobile home nich shall be for Texas. person in the park, unle permanent O H he City of Magnolia, f Magnolia, other tha ark, unless said pers ermanent until cancel Mou owning and id person s than in maintaining 0 shall а С for any good

#### SECTION 14.

#### UNLAWFUL EXCEPT H OT MOBILE PARK MOBILE HOME PARK HOME

corporate of time the park, S D shall be te limits cnan forty-eight (48) hous provided in this char than (48) hours, except chapter. any person 40 Texas, park an a m approved mobile а longer home mobile hor home

#### SECTION 15

## EXCEPTIONS

The provisions O H the above section shall ton apply to:

- <u>a</u> permanent mobile herein. Mobile home owner who ground in the City of thousand five hundred space, owned 8 leased home places a u Magnolia, permit (7,500) square Åq him, on each square feet or more after first obtaining a unit after nodn മ lot 9 plot seven required open Οfi
- ਉ Mobile dwelling or sold home and where no parked upon sleeping person occupies place. ρ lot where homes s such mobile home as
- <u>(c</u> Mobile mobile construction office and home homes S S temporarily a dwelling or where parked upon sleeping no person മ place. lot occupies ន្ត മ temporary such
- (d) Mobile same sales homes and display dwelling or temporarily 05 purposes sleeping parked upon and where place. lot no 8 person tract occupies 0fi land

## SECTION 16

# ADDTIONAL CONSTRUCTION; EXCEPTION

such park or in connection with such mobile home to construct or permit building or shelter in connection with or attached unless a building permit be secured from the city city ordinance on building permits; except, however or metal, of suitable construction. operating attached to e home any a attached to however city in to മ compliance, awnings of said mobil mobile be constructed in additional struct a mobile mobile homes. home home, canvas with the structure

## SECTION 17.

## WATER SUPPLY

shall be supplied to meet the requirements of the park. The vishall be obtained from faucets only. No common drinking cups permitted. Each mobile home space shall be provided with a cotap conveniently located. and domestic cold water water shall purpose supply

## SECTION 18.

## SEWAGE AND REFUSE DISPOSAL

slop sinks discharged any ordinances. Each mobil sewer at least four (4) to receive the waste fr publicand kitchen Waste shall be connected to into and from sink of the mobile home harbored in su such facilities. The trapped sewer in be connected to discharge the mobile of r system in compliance with applicable nto the public sewer Each mobile home spa m showers, l laundries ers, bathtubs, flush toilets, urinals, lavatories ries in service within the mobile home shall be public sewer system in compliance with applicable bile home space shall be provided with a trapped (4) inches in diameter which shall be connected from the shower, bathtub, flush toilet, lavatory the mobile home harbored in such space and having ilities. The trapped sewer in each mobile home home waste i into

## SECTION 19.

## GARBAGE RECEPTACLES

be provided rubbish. Ga (200)pursuant to necessary Tightly covered metal or approved similar type garbage cans shall covided in quantities adequate to permit disposal of all garbage a ish. Garbage cans shall be located not further than two hundred ) feet from any mobile home space. The cans shall be kept in sani conditions at all times. Garbage and rubbish shall be collected ant to city ordinances, and disposed of as frequently as may be tο insure that the garbage cans shall not overflow. and

## SECTION 20.

## FIRE PROTECTION

fire five five (5) mobility Every park s extinguisher fifty (150) permitted a mobile er in home shall ე ქ nll be equipped and in good working on me spaces; same to feet from each I any place within the 0 a t order and current to be located not mobile home a11 times home space.
mobile hom currently charged ated not further t home park one NO open than suitable for one every

## SECTION 21.

# PERMITS FOR MOBILE HOMES IN AND OUTSIDE OF MOBILE HOME PARKS; FEES

permits its for mobile homes located with the located owners of all mobile homes located shall in bе e applicable the City of Magnolia tο the obtaining

- (a) corporate limits of the facilities, without a the City of Magnolia or a fee being charged. а permit shall be issued to located in using city the
- <u>(</u>b) A period shall be  $\triangleright$ hall be a permit, of sixty allowed a which sh ty (60) days d all owners shall be per owners of mobile homes to be permanent. 05tain 8 such
- (c) T T home shall be the responsibility me park or property on which see that no mobile home is property than five (5) days with home is parked days without a of t the the owner of the mobil mobile home is parked ed upon said property t a permit. parked mobile
- (d) The glass near permit shall be the mobile home ass near the righ home at all right front displayed upon at all times it corner. the is: in effect, o or corner on a
- (e) or the From permanent. I within which rom and after January 1979, all mobile homes nto and locating in a mobile home park, or on a lot, reparcel of land in the City of Magnolia, Texas, or the city using city facilities, shall be required to permit at a cost of twenty dollars (\$20.00) which slermanent. Five (5) days from date of entry shall be ithin which to obtain such permit. homes be shall outside obtain moving lots allowed
- (f) The and the mobile ile home owner, his address (mailir mobile home as to make, model, siz any other information required by application for r permit his addr shall contain (mailing), a description of el, size, and serial number the the city. name of the
- (g) chapter Any mobile home is parked shall be held : napter and subject to the penalties he requirements of his responsibility mobile home park operator or owner of property upon which held in violation of this sies herein if he violates willity in this section.
- (h) The and homes garbage pickup charges said service. owner are of parked, بو mobile shall home e park pay mo y monthly water, sanitary as set forth in current in and upon which mobile ordinances sewerage
- (i) Ø violation mobile home Οf any permit mit as herein de portion of this defined may chapter Ьe revoked
- (j) the transferable, such fee set able, and instance, a will out in þе ļ. (e) new issued lost, w permit above. will for a specific l not be du will have specific be duplicated to location, þе obtained or are reissued. ned at

## SECTION 22

# REGISTER OF OCCUPANTS; INSPECTION

record of register all shall contain þе mobile the duty home 0f the following the permittee occupants information: keep a register c nts located within containing n the park

- (a) The name and address of each occupant.
- (d The make, model and year of all mobile homes
- <u>(C</u> automobile, License H H number and any, Уď owner which i t each mobile is towed. home and
- (d) The state issuing such license.
- (e) The date Off. arrival and of departure 0 each mobile home
- (f) dependent Whether 8 g not park each mobile facilities home ი Ի. self-contained

times by 1 officials tained in for a peri The period park law e park shall keep the register available : law enforcement officers, public health whose duties necessitate acquisition of the register. The register records shall of three (3) years following the dates. date shall of the information O Hi not registration. Ьe destroyed other

## SECTION 23.

## SUPERVISION

answerable, this chapte in charge at al equipment in a chapter. responsible ge at all t with clean, th the ] times attendant permittee, orderly a or caretaker, owner ep the mobile home park, in y and sanitary condition a for any violation of the same of the sa 9 operator shall , its facilities n and he shall b the provisions be be and

## SECTION 24.

# PUBLIC INSPECTION, REVOCATION OR SUSPENSION OF PERMIT

purposes, mobile structures of health, the department Duly-authorized home အ ည thereon, when as a condition fire department, police partment of public works the street, utilities lines and on, when performing city business, addition of permit issuances. representatives department, the City of may.... of be permitted access t lines and connections, business, and for ins inspection to the taxation department and

or any provision of the Magnolia, Texas suspend any permit and notify the holder and the suspension of the permit. Unless have been corrected within ten (10) days the city the secretary e inspection, provision of ction, it shall be ion of this chapter, or any provision r ordinance or any provision the plumbing code, or any ot e said authority shall have the said authority shall have the said authority shall have the said authority the holder of such the said such the shall have napter, or any provision code, or any other code the power from any other code of nave the power to seem that the seems of seems o that such no such notice, the the permit electrical code or permit. such authority such violations revoke the holder has City violation

## SECTION 25.

#### CITY CHAPTER LIMITS AND USING APPLICABLE HOMES CITY LOCATED TO FACILITIES MOBILE HOME IN OR OUTSIDE AND PARKS SERVICES

The mobile ho elsewhere ç provisions and situated wit therein, or local are using city O H within located chapter nted outside utilities an the limits shall and 0f of the City of Ma apply services. Off Magnolia, ts, that a mobile home are Texas, con-

## SECTION 26.

## CITY COUNCIL APPEAL

city the o city Within ten n denied, the y council, sobjections secretary. the the applicant setting forth setting forth (10) icant may forth the co, and the after file file a v prior a action permit written actions desired request, notice on the þу the application applicant, with duly ry presented, with ç 9 the the lat,

action City Council n will be Ьe will will set final. മ date for hearing the appeal, act thereon,

## SECTION 27

## PENALTY FOR VIOLATIONS

chapter, whethe revocation of a less than five (\$200.00) whether or of any permit five dollars ( firm not 9 t or license, may (\$5.00), nor more such corporation viuch violation violating on shall be Shall be found sufficient in y be punished by a fine of the than two horse dollars of not

day stitute offense that and മ said mobile separate violation each day offense of th home this his chapter mobile home park is home nome parking is coperated without shall эď considered is continue continued a permit separate shall and each con-

## SECTION 28

## SAVINGS CLAUSE

this Ordinance, that r tained herein shall be tutionality ~ phrase, Ordinance inance is for validity of t any g provision section, invalidity the any become remaning subsection, reason held O.f. on being portion thereof, ome inoperative or y of any section this Ordinance. the held neld to be unconstitutional, portions of this Ordinance ne intent of the City Counci sentence, to be und section, this Ordinance shall not the City Council, in accor provision or requision fail by ro-20 fail by rea subsection, clause y reason of the tion. phrase of , or this unconstiinvalid,

## SECTION 29.

## REPEALING CLAUSE

ordinance uT. conflict herewith ռ Ի. expressly repealed

PASSED AND APPROVED this day Of 1979.

CITY OF MAGNOLIA

City Secretary

ву:

ву:

Мауо

63 in some of the 25

## ORDINANCE

(Motion was made by Apa, Vara, seconded by that the following ordinance be passed:)

ORDINANCE NO. 63

CLAUSE. AN ORDINANCE PROVIDING FOR MINIMUM STANDARDS FOR MOBILE HOME PARKS; ESTABLISHING PROCEDURES AND FEES FOR THE ISSUANCE OF A MOBILE HOME PARK PERMIT, REGULATING THE LOCATION OF MOBILE HOMES AND MOBILE HOME PARKS; ESTABLISHING RULES AND REGULATIONS OF MOBILE HOME PARKS AND RELATED UTILITIES AND FACILITIES; AUTHORIZING INSPECTION AND REVOCATION OF PERMIT; PROVIDING FOR APPEAL WHERE PERMIT LATED UTILITIES AND FACILITIES; AUTHORIZING REVOCATION OF PERMIT; PROVIDING FOR APPEAL WIDENIED, PROVIDING FOR PENALTY, AND PROVIDING A SAVINGS

#### SECTION 1.

## DEFINITIONS

As used in this chapter:

designed or ing purposes Mobile home means any vehicle or similar portable structure having foundation other than wheels, jacks, blocks, or skirtings, and so signed or constructed as to permit occupancy for dwelling or sleeppurposes.

Mobile home park means any plot of ground upon which two (2) or more mobile homes intended or occupied for dwelling or sleeping purpose are located, regardless of whether or not a charge is made for such accommodation; said plot of ground not being the property of, or possesses by the mobile home owner.

Mobile home space means a designed for the accommodation plot of ground within a mobile of one (1) mobile home. home park

cyclone fence or masonrv masonry of 유 at cartificial barrier means any railroad, public similar type, or solid fence constructed of wor imilar type, or least six (6) feet in height. wood, metal road,

Park means mobile home park.

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

#### SECTION 2.

## PURPOSE AND INTENT OF CHAPTER

The purpose and intent of this chapter is:

- <u>く</u>a) To provide certain minimum standards, provisions and requirements for safe, sanitary and suitable methods of construction and operation of present and future mobile home parks within city
- (a) menace ç public mobile health, home parks morals, shall safety not 유 welfare. become
- To provide conditions proper locations, sanitary and facilities for mobile sanitary home and

In way It

#### SECTION 3.

#### PERMIT

any mobile respects shall of the city, or thome park unless park. shall ninety mobile unlawful ъe (90) days thereafter obtain charged home parks for ç with d for such receive any services rendered uch person shall first obtain a any person the the person shall in existence transferring of requirements to maintain or operate noqu such Of. obtain a this chapter. a permit for Ы permit and γd permit the within in all city, How-

#### SECTION 4

## PERMIT · FEES

home available as current year, five dollars change set end of thirty thereafter travel trailer forth permit park dollars rth in this chapter. However to ownership during a current year, shall be required. home annual fee (\$25.00) said perr ual permit fee (\$25.00) plus (30) parking space available for use shall be due and parking two dollars (\$2.00) permit days, terminated be required (\$1.00) permit fee. If the permit fee ays, as set forth above, cit shall obtain said permit within thirty (30) other respects comply fully with requirements each mobile home nt year, or opened after J pay an amount of not less lar (\$1.00) per mobile home those mobile for use in the mobile on January city fees for park shall be home parks having paid services are not each mobile each home paid July year home park. the mobile space r and all (30) days home of twentythe 유 עם as

#### SECTION 5

## APPLICATION FOR PERMIT; CONTENTS

applicant, Council secretary. Applications issue and shall the for permit. its The for contain city secretary consideration, a mobile home mobile home park permit shall y secretary shall present the sideration, and upon approval Applications shall be in wri the following: the application to writing, be filed with city secretary signed by the the the

- (a) The name and address of the applicant.
- 9 The location and legal description 0f the mobile home
- (c) Þ complete ordinance. park showing compliance with section
- (d) home park constructed, or to specifications of all buildings and other be constructed within the 1 che mobile improve-
- (e) Such enable further nable it legal ф information as may requirements. determine the bе be requested mobile home park Уd the City Counc ck will comply Council

applicable application tions oe riled in tri filed specifications direction of t and application and all accompanying ordinances n triplicate. The city, or e the applicant and inspect make their recommendations compliance contingent the submitted g with all npon statutes, the with provisions completion che application. the the its thereon City 0f proposed plans and specificaplans and specification duly-authorized agent, of. Council may this the The and specifications park chapter permit The mobile according approve home secretary, al the park other shall

#### SECTION 6.

## PARK OWNERS TO FURNISH CITY SECRETARY CERTAIN INFORMATION

departure and within home arrival five park, state (5) days . k, furnish O.H make, model, and year or cure me issuing the license, location if known. mobile model, after a sh to the r a mobile unit has beer the city secretary the r and year of the mobile parks shall. keep of unit in and maintain been located name of home unit, park, said ք register owner,

#### SECTION 7.

#### PARK PLAN

The mobile home park shall conform ξ the following requirements:

- (a) The park graded to pools 0f shall be water insure rapid drainage and freedom from stagnant located on a well-drained site, properly
- located of one hundre parked end to (20)consisting in a reasonable minimum width feet hundred home closer g of a minimum space as to allow at least between units in width and each space should be between the space of the space o e spaces shall of a miritwenty (120) feet. No may end such that either unit le amount of time. No mobile than twenty be provided (20)feet No mobile mobile home from in an orderly manner space shall home shall home be removed m length shall be twenty line
- <u>(c</u> All mobile unobstructed access Less .l driveways / the city en than lighted at twenty-five home ome spaces shall abut enty-five (25) feet j access to a public s shall be of a minin night and shall be well marked public street, alley, a minimum quality to abut upon in width a driveway of not which be in S S shall approved the dayhighway. have
- (d) home A minimum of two shall be provided. (2) auto parking spaces for each mobile
- (e) No mobile home street (10)be placed within twenty-five (25) feet of t boundary line of a lot or parcel of land, 10) feet of the side or back street or pronu property the curb or elsewhere line
- (ff) Provisions as set forth in current city adopted by the City Council which apply mobile home parks, shall be made a part though written into this chapter. forth in current city of this chapter codes ç des and mobile homes ordinances

#### SECTION 8.

# DISTANCE FROM PERMANENT RESIDENTIAL BUILDINGS

(200) feet fi park, unless herein park; provided, however, that the provisions of apply to mobile home parks already in existence the time of the passage of this chapter. hundred (200) feet from any permanent residential building located curless separated therefrom by a natural or artificial defined, or unless a maiomit cated therefrom by a natural or artificial unless a majority of the property owners foot area, consent in writing to the estal passage this chapter. and this establishment of outside the barrier within said shall as

#### SECTION 9.

## MAINTENANCE

Every person owning or operating a mobile home posuch park and any facilities, fixtures, and permanent tion therewith in a clean and sanitary condition and maintain said equipment in a state of good repair. operating a mobile home park shall maintain anent equipment in and shall keep and in connec-

### SECTION 10.

## OFFICE BUILDING

and able mation contained tions the office management and supervision e for inspection by law other officials whose the park, home rwhich therein. and park sl h shall law enforcement officers, such duties shall be provided with a building to be known ll be kept copies of all records pertaining to sion of the park, as well as rules and regularecords, rules necessitate acquisition of and regulations to public health officials the Эď avail-

### SECTION 11.

## RULES AND REGULATIONS FOR PARK

regulations adopted subscribe to comply manaġer shall be for adequate provisions shall ţ with prescribe shall be fur the duty of the any and all subsequent the management of the duty of the owner, following: furnished to the city see of the owner, his agent, rules and regulations for s for the enforcemen such park. enforcement of such rules; rules and regulations city secretary. his and regulations which may be Copies of all such rules and agent, representative or manager representative In addition thereto, the and to park;

- (a) Provide for conveniences. regular inspection of water and sanitary
- <u>b</u> Provide waste material for the collection and removal of garbage
- <u>(c</u> Prohibit vehicles the e placing kind. or storage of. unsightly material
- (a) Provide for disinfecting the regular cleaning, painting, cting of all units as needed. repairing
- (e) by the City of Mandand safety of all general public. such other Magnolia to preserve measures persons residing in the park and the as may be deemed to be the health, comfort, necessary
- Notify all persons when locating a mobile home unit mobile home park that within five (5) days from said the City of Magnolia requires a permit to be obtaine said mobile home, as provided in section 21 hereof, monthly resident services fee, as provided in sectic obtained said date and uŢ uodn their ρ
- (g) Magnolia all acts person or persons immediately y to the police department of the of disorderly conduct committed | inside the park. committed by any City of

(£) See the park. that all rules and regulations are made known to patrons

### SECTION 12.

## MANAGEMENT OF PARK

the secretary. direct shall be fully responsible. their experience park and maintain owner management OK Such bile home park shall his agent or represe esponsible. The name of the person entrusted with the t of a park shall be filed for reference with the city person or persons must satisfy the City Council of and capacity to supervise, manage, regulate and control ntain good sanitary conditions in and about the park. representative, for The name of the be under the direct whose acts he or the park. they 9

## SECTION 13.

## MOBILE HOMES OWNED AND OPERATED OUTSIDE PARK AREA

duly-licensed mobile home place using secure the ဝင္ပ d and lawful mobile home a permit which shall be City of Magnolia, Texas. homes e unlawful for any person now owning and maintaining a nomes in any place in the City of Magnolia, or at any services of the City of Magnolia, other than in a nd lawful mobile home park, unless said person shall person shall be permanent until cancelled for go for Texas good

### SECTION 14.

## UNLAWFUL TO PARK MOBILE HOME EXCEPT IN MOBILE HOME PARK

park, as corporate time than forty-eight hall be unlawful for of the City this (48) hours, except for chapter any person to Texas, park a mobile home exas, for a longer p in an approved mobile home period

### SECTION 15.

### EXCEPTIONS

The provisions of the above section shall not apply to:

- (a) space, own permanent Mobile thousand five hundred ground In owned home mobile the City of owner who or er who places a unit upon a lot or plot ity of Magnolia, Texas, containing sever undred (7,500) square feet or more of or leased by him, after first obtaining a home permit on each such unit, S seven of ope required open of
- 9 Mobile home or sold and dwelling 0 F parked upon a lot where homes where nere no person c sleeping place. occupies such are manufactured mobile home as
- <u>a</u> mobile Mobile homes construction home ន temporarily parked upon a lot as a temporary office and where no person occupies such as a dwelling or sleeping place.
- (d) same Mobile sales homes and display purposes and where dwelling or sleeping place. temporarily parked upon a lot no ರ್ಣ person tract occupies of land

## SECTION 16.

## ADDTIONAL CONSTRUCTION; EXCEPTION

unless or metal city ordinance building or occupying a mobile home to construct or permit to park or in connection with such mobile home are ilding or shelter in connection. shall be or shelter building pe suitable permit be building lding permits; exc construction may be for secured may be a from the attached however home any city in compliance ó 6 awnings of additional bе mobile a mobile home constructed in mobile nome canvas with the structure, park homes,

### SECTION 17.

## WATER SUPPLY

tap conveniently permitted. shall эd adequate supply be supplied to mean obtained from : Each supply of d to meet t located. mobile home faucets only. No home space shall the requirements of the for drinking and domestic be common drinking cups shall be provided with a cold wa park. The water purposes Atddns g

### SECTION 18.

## SEWAGE AND REFUSE DISPOSAL

slop sinks and launurres in compilation discharged into the public sewer system in compilation ordinances. Each mobile home space shall be provided with a ordinances. If four (4) inches in diameter which shall be considered to the constant of the constan any and all space shall kitchen sink ьe such facilities. system connected to discharge the mobile properties of the mobile process. showers, bathtubs, Off. the mobile The trapped sewer home flush toilets, harbored ij. flush n such in each mobile home ordinances. urinals, space waste connected applicable shall lavatorieș into Lavatory trapped home having

### SECTION 19.

## GARBAGE RECEPTACLES

necessary pursuant tary conditions at rubbish. (200) Tightly provided i feet ç din quantiti...Garbage cans shall be city ordinances, in quantities adequate covered metal or approved similar insure all times. that the garbage and disposed Garbage and space. located not o t cans permit The shall 1 rubbish shall of as frequent lar type garbage t disposal of all further than two cans shall be not frequently as not overflow. garbage cans sha ll of all garbage than two hundred bе kept នួ collected in saniand

### SECTION 20.

## FIRE PROTECTION

hundred f fire five extinguisher in good working (5) mobile home spaces; same Every park fifty (150)shall feet from each mobile home be equipped good working place within the mobile <del>с</del>† to be order a11 and currently charged located not further t times with space. home one No open  $\Box$ than suitable TOT one every

## SECTION 21.

# PERMITS FOR MOBILE HOMES IN AND OUTSIDE

0f permits The following for mobile homes bue on be f regulations located shall be in the applicable the City of to the ob. obtaining

- (a) After facilities, corporate limits of owners of all mobile Il mobile homes situated and imits of the City of Magnolia without a fee being charged. Becci homes permit shall be issued to located in or using city the the
- **(**d) shall be period of sixty (6 allowed all which shall be (60) owners permanent. of m mobile e homes to obtain 1978 such
- <u>0</u> H for more to see that no nome shall be park or than the property five mobile responsibility of the perty on which the mol (5) on which the mobile home is parked home is parked upon said property ) days without a permit. owner of is parked, the mobile
- (d) The glass near e permit the mobi mobile home the shall right Ьe at displayed upon at all times it front corner pon the e right fron in effect, front ರ್ಣ corner g a
- (e) entry shall be allowed homes moving shall be outside
- the The application mobile home own application for permit shall contain the name of the ile home owner, his address (mailing), a description of mobile home as to make, model, size, and serial number any other information required by the city.
- (g) Any mobile chapter mobile home requirements ile home park operator or owner of property upon which home is parked shall be held in violation of this and subject to the penalties herein if he violates nirements of his responsibility in this section. home park operator or s parked shall be
- <u>(</u>d The and homes are said service. garbage pickup owner of a mobile home parked, shall pay charges park in and upon which mobile y monthly water, sanitary sewerage as set forth in current ordinances
- violation home of any permit portion . ຜ )n of this defined may be chapter revoked for
- The permits will In such transferable, instance, and in эd മ (e) new issued for lost, will will have a specific location, are non-l not be duplicated or reissued. to be obtained at

## SECTION 22.

## REGISTER OF OCCUPANTS; INSPECTION

The record register shall dof a all shall be mobile the duty of contain home the following information: owners the permittee to keep a and occupants located within register containing n the park,

- (a) The name and address of each occupant
- (b) The make, model and year of all mobile homes.
- <u>(c</u> The automobile, license if any, number and Λq which owner it is 0f each mobile towed home and
- (d) The state issuing such license
- (e) The of arrival and of departure O Hi each mobile home
- (f)dependent S R g not park each mobile home facilities ĽS self-contained or

times by l officials tained in the register a period The park shall keep law enforcement officers, public ..... s whose duties necessitate acquisition of n the register. The register records shan the register following the dat shall for officials the information connot inspection registration. be and destroyed at all other

### SECTION 23.

## SUPERVISION

answerable, equipment charge chapter responsible atte ge at all times in a with the clean, attendant permittee, orderly a 0 P o the mobile home park, and sanitary condition the mobile for any violation of owner or operator and its facilities a shall be 0f and

### SECTION 24

## PUBLIC INSPECTION, REVOCATION OR SUSPENSION OF PERMIT

mobile home park, the sustructures thereon, when structures, as a condition and the health, fire department Duly-authorized representatives department of public works e street, utilities lines a when performing city busing tion of permit entatives of the City of Magnolia police department, department of works shall be permitted access city business, and for inspection and connections, ç department taxation, and the

and have been suspend or any provision of the Magnolia, Texas, the sa violated the city Upon the inspection, it shall be found that the permit holder has plated any provision of this chapter, or any provision of any sanitary health measure or ordinance or any provision of the electrical code health measure or ordinance or any provision of the electrical code the suspension of any permit Texas, secretary and within the plumbing said authors the shall notify the permit authority shall ten have (10)the code, holder Unless days power or O.T any such have such other ther code of the power to violation or permit of such notice such revoke violations authority? violation City of

### SECTION 25.

# CHAPTER APPLICABLE TO MOBILE HOME PARKS AND HOMES LOCATED IN OR OUTSIDE CITY LIMITS USING CITY FACILITIES AND SERVICES

The provisions of this chapter shall apply to all mobile home mobile homes situated within the limits of the City of Magnolia, Te or elsewhere therein, or located outside the city limits, that are nected to and are using city utilities and services. Texas, re con-

### SECTION 26.

## CITY COUNCIL APPEAL

city the c city secretary. objections denied, t the ar ten (10) days after the applicant may forth the past the street, and the a r a permit request, duly presented file a written notice of appeal to e prior actions on the application e action desired by applicant, with duly presented, ce of appeal to ç g the plat,

and its The City Council of the action will be . will set be final. മ date for hearing the appeal, act thereon,

## SECTION 27.

## PENALTY FOR VIOLATIONS

Any person, firm or corporation violating any provision of chapter, whether or not such violation shall be found sufficient revocation of any permit or license, may be punished by a fine or less than five dollars (\$5.00), nor more than two hundred dollars (\$200.00). dollars fine of not for

stitute a separate offense. offense that and each day said mobile violation of this chapter shall be cons such mobile home parking is co home park is operated without οfi this considered a s is continued, thout a permit separate and shall con-

#### SECTION 28

## SAVINGS CLAUSE

affected Ordinance tained herein the validity of the Ordinance, thereby, it nance, that ST provision section, for shall invalidity of remaning become 0f reason held to be unconstitutional, void, remaning portions of this Ordinance shall being the intent of the City Council, in no portion subsection, reason held me inoperative or y of any section, this Ordinance. thereof, sentence, 0 P subsection, clause provision or City Council, reason of or phrase of this regulation conin adopting the not be clause, unconstiinvalid,

## SECTION 29.

## REPEALING CLAUSE

Any ordinance in conflict herewith is expressly repealed.

AND APPROVED this day 1979.

CITY OF MAGNOLIA

City Secre

17 / 17 / 18

Mayor