

**CHAPTER 32 MANUFACTURED HOMES AND RECREATIONAL VEHICLES**

**ARTICLE 32.03 MANUFACTURED HOME AND RECREATIONAL VEHICLE PARKS\***

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**Division 1. Generally**

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**Sec. 32.03.001 Location**

It shall be unlawful for any person to locate a manufactured home park or recreational vehicle park within the city limits except as provided in the zoning ordinance of the city. (1959 Code, sec. 33-2; Ordinance 5707, sec. 2, adopted 8/14/1969; 1983 Code, sec. 15-37; Ordinance 2011-O0064, sec. 2, adopted 9/8/2011)

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**Sec. 32.03.002 Building permits and code compliance**

(a) All new construction permitted by this article shall comply with the requirements and standards set out in all relevant sections of this Code of Ordinances, including but not limited to subdivision regulations, building code, plumbing code, electrical code, sidewalk ordinance and zoning ordinance.

(b) Manufactured home parks and recreational vehicle parks in existence upon the effective date of this article shall comply with this section and [sections 32.03.003–32.03.006](#), [32.03.045–32.03.050](#), and [32.03.057](#) when updating their existing facilities.

(c) Updating shall mean major remodeling or replacement of existing facilities, but shall not include normal maintenance.

(1959 Code, sec. 33-3; Ordinance 5707, sec. 2, adopted 8/14/1969; 1983 Code, sec. 15-38; Ordinance 2011-O0064, sec. 2, adopted 9/8/2011)

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**Sec. 32.03.003 Supervision**

A responsible attendant or supervisor, owner or operator shall be in charge at all times to keep the manufactured

home and recreational vehicle park, its facilities and equipment in a clean, orderly and sanitary condition and he shall be answerable, with the licensee, for any violation of the provisions of this article. (1959 Code, sec. 33-10; Ordinance 5707, sec. 2, adopted 8/14/1969; 1983 Code, sec. 15-67; Ordinance 2011-O0064, sec. 2, adopted 9/8/2011)

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#### **Sec. 32.03.004 Sanitation facilities in recreational vehicle parks**

Recreational vehicle parks shall provide toilets, bath or showers, and other sanitation facilities which shall conform to the following requirements:

- (1) The toilet and other sanitation facilities for males and females shall be either in separate buildings or shall be separated, if in the same building, by a soundproof wall. Such service buildings shall be well lighted and ventilated at all times with screened openings. These service buildings shall be maintained in clean and sightly condition and kept free of any condition that could menace the health of any occupant. Service buildings shall be located not closer than five (5) feet or farther than two hundred (200) feet from any recreational vehicle space.
- (2) An adequate supply of hot water shall be provided at all times in any required service buildings, and for all bathing, washing, cleansing and laundry facilities.
- (3) Toilet facilities:
  - (a) Males. Toilet facilities for males shall consist of not less than one flush toilet for every fifteen (15) recreational vehicles, one urinal for every fifteen (15) recreational vehicles and one shower with individual dressing accommodations for every ten (10) recreational vehicles.
  - (b) Females. Toilet facilities for females shall consist of not less than one flush toilet for every ten (10) recreational vehicles and one shower with individual dressing accommodations for every ten (10) recreational vehicles.

(1959 Code, sec. 33-7; Ordinance 5707, sec. 2, adopted 8/14/1969; 1983 Code, sec. 15-64; Ordinance 2011-O0064, sec. 2, adopted 9/8/2011)

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#### **Sec. 32.03.005 Disposal of garbage and rubbish**

Manufactured home parks and recreational vehicle parks shall provide a sufficient number of dumpsters to handle the refuse generated by their occupants. Such dumpsters shall be located in designated areas where pickup will be made by the city. (1959 Code, sec. 33-8; Ordinance 5707, sec. 2, adopted 8/14/1969; 1983 Code, sec. 15-65; Ordinance 2011-O0064, sec. 2, adopted 9/8/2011)

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**Sec. 32.03.006 Fire protection**

(a) Fire lanes. No manufactured home or recreational vehicle space, not including driveway or access, shall be located more than one hundred (100) feet from a street without a fire lane being provided. Such fire lane shall be a minimum of twelve (12) feet in width, shall be hard surfaced and shall be kept open and unobstructed at all times. The required driveway or access, as specified in [section 32.03.054](#), may serve as such fire lane provided it meets the standards as set forth in this subsection.

(b) Manufactured homes.

- (1) Each manufactured home shall contain a five-pound CO2 fire extinguisher at all times.
- (2) Fire hydrants shall be installed so that no manufactured home space will be over three hundred (300) feet from a hydrant sitting on an eight-inch water main.
- (3) There shall not be any storage under the manufactured home.
- (4) Fences around manufactured homes shall not be over thirty-four (34) inches high across the front of the space.

(c) Recreational vehicles.

- (1) Each recreational vehicle shall contain a five-pound CO2 fire extinguisher at all times.
- (2) Fire hydrants shall be installed so that no recreational vehicle space will be over two hundred (200) feet from a hydrant sitting on an eight-inch water main.
- (3) There shall not be any storage under the recreational vehicle.

(d) The manufactured home park and vacation travel park licensee shall be responsible for maintaining the conditions of this section. The city fire marshal shall make periodic inspections of these parks to insure the above conditions are maintained.

(1959 Code, sec. 33-9; Ordinance 5707, sec. 2, adopted 8/14/1969; Ordinance 5782, sec. 3, 11/25/1969; 1983 Code, sec. 15-66; Ordinance 2011-O0064, sec. 2, adopted 9/8/2011)

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**Secs. 32.03.007–32.03.040 Reserved**

ARTICLE 32.03 MANUFACTURED HOME AND RECREATIONAL VEHICLE PARKS*
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## Division 2. Construction Standards for New Parks

### Division 2. Construction Standards for New Parks

#### Sec. 32.03.041 Requirements generally

All manufactured home parks and recreational vehicle parks constructed in whole or in part after August 14, 1969, shall conform to the requirements of [sections 32.03.047–32.03.058](#). (1959 Code, sec. 33-6; Ordinance 5707, sec. 2, adopted 8/14/1969; 1983 Code, sec. 15-46; Ordinance 2011-O0064, sec. 2, adopted 9/8/2011)

### Division 2. Construction Standards for New Parks

#### Sec. 32.03.042 Zoning district

A specific use permit zone change shall be secured for manufactured home parks and vacation travel trailer parks that are located in any zoning district and conform to the guidelines contained in [section 40.03.3103](#)(p) and (q). (1959 Code, sec. 33-6; Ordinance 5707, sec. 2, adopted 8/14/1969; 1983 Code, sec. 15-47; Ordinance 2011-O0064, sec. 2, adopted 9/8/2011)

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#### Sec. 32.03.043 Density

The following maximum densities shall apply to manufactured home parks and recreational vehicle parks:

- (1) Manufactured homes: 7 per acre.
- (2) Recreational vehicles: 12 per acre.

(1959 Code, sec. 33-6; Ordinance 5707, sec. 2, adopted 8/14/1969; 1983 Code, sec. 15-48; Ordinance 2011-O0064, sec. 2, adopted 9/8/2011)

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#### Sec. 32.03.044 Setbacks; spacing

Manufactured home and recreational vehicle minimum setback and spacing requirements shall be as follows:

Manufactured	Recreational
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	Home (feet)	Vehicle (feet)
(1) Spacing:		
Between manufactured structures	15	10
End to end parking	10	6
(2) Setbacks:		
From permanent structures (excluding individual storage structures, patio roofs and carports)	10	5
From patio roof or carport of one manufactured structure to adjacent manufactured structures	3	3
Rear and side park property lines	10	5
Front park property lines	25	15
From interior streets	15	10
From cul-de-sac streets	25	10
(3) Space width	35	25

(1959 Code, sec. 33-6; Ordinance 5707, sec. 2, adopted 8/14/1969; 1983 Code, sec. 15-49; Ordinance 2011-O0064, sec. 2, adopted 9/8/2011)

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#### **Sec. 32.03.045   Patio roofs and carports**

Manufactured home and recreational vehicle spaces may have open unenclosed patio roofs and carports of metal, fiberglass or other incombustible materials. (1959 Code, sec. 33-6; Ordinance 5707, sec. 2, adopted 8/14/1969; 1983 Code, sec. 15-50; Ordinance 2011-O0064, sec. 2, adopted 9/8/2011)

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#### **Sec. 32.03.046   Water supply**

An adequate supply of potable water for domestic and fire protection purposes shall be supplied to meet the requirements of the park. Manufactured home and recreational vehicle spaces shall be provided with a water

hookup at least four (4) inches above the ground and hose connection for lawn maintenance. (1959 Code, sec. 33-6; Ordinance 5707, sec. 2, adopted 8/14/1969; 1983 Code, sec. 15-51; Ordinance 2011-O0064, sec. 2, adopted 9/8/2011)

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**Sec. 32.03.047 Sewage disposal**

Waste from showers, bathtubs, toilets, lavatories in manufactured homes, recreational vehicles and service or other buildings within the park shall be discharged into a public sewer system in compliance with applicable ordinances. In the event public services are not available such waste shall be discharged into a private disposal system approved by the health and environmental inspector of Lubbock County, Texas. (1959 Code, sec. 33-6; Ordinance 5707, sec. 2, adopted 8/14/1969; 1983 Code, sec. 15-52; Ordinance 2011-O0064, sec. 2, adopted 9/8/2011)

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**Sec. 32.03.048 Natural gas**

Manufactured home and recreational vehicle space shall be provided with a natural gas hookup at least four (4) inches above the ground. (1959 Code, sec. 33-6; Ordinance 5707, sec. 2, adopted 8/14/1969; 1983 Code, sec. 15-53; Ordinance 2011-O0064, sec. 2, adopted 9/8/2011)

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**Sec. 32.03.049 Electrical service**

Underground service shall be provided throughout manufactured home parks and recreational vehicle parks and service to individual manufactured homes and recreational vehicles shall meet the requirements as set forth in [chapter 22](#) of this code. All electric meters shall be permanently installed in a location accessible from an interior street, alley or all-weather walkway. (1959 Code, sec. 33-6; Ordinance 5707, sec. 2, adopted 8/14/1969; 1983 Code, sec. 15-54; Ordinance 2011-O0064, sec. 2, adopted 9/8/2011)

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**Sec. 32.03.050 Lighting**

(a) Entrances and exits to manufactured home parks and recreational vehicle parks shall be lighted with one or more luminaires (or fixtures) totaling seven thousand seven hundred (7,700) lumens.

(b) The interior area of the manufactured home park or recreational vehicle park shall be lighted to five-tenths candle average maintained. All luminaires shall be mounted fifteen (15) feet to twenty-five (25) feet above ground level.

(1959 Code, sec. 33-6; Ordinance 5707, sec. 2, adopted 8/14/1969; 1983 Code, sec. 15-55; Ordinance 2011-O0064, sec. 2, adopted 9/8/2011)

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### Sec. 32.03.051 Walks

All interior walks of manufactured home parks and recreational vehicle parks shall be all-weather and not less than four (4) feet in width. Walks provided adjacent to interior streets shall be three (3) feet concrete gutter-walks. Walks provided adjacent to public streets shall comply with [chapter 36](#) of this code. (1959 Code, sec. 33-6; Ordinance 5707, sec. 2, adopted 8/14/1969; 1983 Code, sec. 15-56; Ordinance 2011-O0064, sec. 2, adopted 9/8/2011)

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### Sec. 32.03.052 Interior streets

Interior asphalt streets shall be provided to service each manufactured home and recreational vehicle space. All spaces shall abut upon such paved interior street which shall connect with a public street. Interior streets where on-street parking is permitted shall not be less than thirty-five (35) feet in width. In manufactured home parks and recreational vehicle parks where no on-street parking is permitted, the interior streets shall not be less than twenty (20) feet in width. All streets shall have standard curb and gutter except where three (3) feet gutter-walks or drives are stipulated. No cul-de-sac streets shall be over two hundred fifty (250) feet from center of the turnaround to the nearest curblin of the street it abuts. Turnarounds shall have a minimum forty-foot radius at the edge of the paved surface or to the face of the curb. (1959 Code, sec. 33-6; Ordinance 5707, sec. 2, adopted 8/14/1969; Ordinance 5782, sec. 2, 11/25/1969; 1983 Code, sec. 15-57; Ordinance 2011-O0064, sec. 2, adopted 9/8/2011)

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### Sec. 32.03.053 Ingress and egress

All manufactured home parks and recreational vehicle parks shall have a double drive entrance separated by a thirty-foot median and a secondary access street at least three hundred (300) feet from this double entrance. Such streets shall have standard curb and gutter and shall not be less than twenty (20) feet in width. Secondary access street can be chained for control as long as a breakaway lock is used. Entrances and exits must comply with the provisions of [chapter 36](#) of this code. (1959 Code, sec. 33-6; Ordinance 5707, sec. 2, adopted

8/14/1969; 1983 Code, sec. 15-58; Ordinance 2011-O0064, sec. 2, adopted 9/8/2011)

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**Sec. 32.03.054 Driveway or accessway**

A driveway or accessway shall be reserved from the street to the manufactured home or recreational vehicle stand. (1959 Code, sec. 33-6; Ordinance 5707, sec. 2, adopted 8/14/1969; 1983 Code, sec. 15-59; Ordinance 2011-O0064, sec. 2, adopted 9/8/2011)

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**Sec. 32.03.055 Parking**

Two (2) off-street paved parking spaces shall be provided for each manufactured home space and two (2) additional guest paved parking spaces shall be provided in a common area for each three (3) manufactured homes in the park. Such parking spaces shall not be over three hundred (300) feet from the manufactured homes they serve. Recreational vehicle parks shall provide one automobile parking space for each recreational vehicle space and one additional guest parking space shall be provided in a common area for each four (4) recreational vehicle spaces in the park. Such parking spaces shall not be over two hundred (200) feet from the travel trailers they serve. (1959 Code, sec. 33-6; Ordinance 5707, sec. 2, adopted 8/14/1969; 1983 Code, sec. 15-60; Ordinance 2011-O0064, sec. 2, adopted 9/8/2011)

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**Sec. 32.03.056 Manufactured home parks—Area**

Initial development of any manufactured home park shall not be less than eight (8) acres fully improved with serviced spaces. All site plans shall define the initial development area within the required zone case. (1959 Code, sec. 33-6; Ordinance 5707, sec. 2, adopted 8/14/1969; 1983 Code, sec. 15-61; Ordinance 2011-O0064, sec. 2, adopted 9/8/2011)

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**Sec. 32.03.057 Same—Tenant storage**

Manufactured home parks shall provide storage facilities of one hundred twenty (120) cubic feet minimum on each manufactured home space. (1959 Code, sec. 33-6; Ordinance 5707, sec. 2, adopted 8/14/1969; 1983 Code, sec. 15-62; Ordinance 2011-O0064, sec. 2, adopted 9/8/2011)

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**Sec. 32.03.058 Same-Recreation area**

A landscaped recreation area or areas totaling not less than eight (8) percent of the total manufactured or vacation home park site shall be provided. Such recreation area shall be provided in a central location where possible, and may be divided so as not to exceed one such recreation area per five (5) acres of gross manufactured home park area. Regardless of location each recreation area's smallest dimension shall be not less than fifty (50) feet. Community buildings and community use facilities, adult recreation and child play areas and swimming pools may be included in these recreation areas. This area shall be protected from traffic hazards. (1959 Code, sec. 33-6; Ordinance 5707, sec. 2, adopted 8/14/1969; 1983 Code, sec. 15-63; Ordinance 2011-O0064, sec. 2, adopted 9/8/2011)