

CHAPTER 32 MANUFACTURED HOMES AND RECREATIONAL VEHICLES**ARTICLE 32.02 MOBILE HOME SUBDIVISIONS****ARTICLE 32.02 MOBILE HOME SUBDIVISIONS****Sec. 32.02.001 Establishment and scope of code**

There is hereby established a “Manufactured Home Code” which shall apply to manufactured homes placed, assembled, erected or any additions made thereto within a manufactured home subdivision within the city. Such subdivisions are subject to platting as described in [chapter 38](#) of this Code of Ordinances. (1959 Code, sec. 33B-1; Ordinance 6108, sec. 1, adopted 6/23/1971; 1983 Code, sec. 15-17; Ordinance 2011-O0064, sec. 2, adopted 9/8/2011)

ARTICLE 32.02 MOBILE HOME SUBDIVISIONS**Sec. 32.02.002 Standards**

All manufactured homes placed within a manufactured home subdivision shall conform with the standards established for manufactured homes by the National Mobile Housing Construction and Safety Standards Act of 1974 (42 U.S.C. Section 5401 et seq.), and any subsequent modification or amendments to such standards. Except as otherwise allowed by [section 28.09.131](#), manufactured homes may not be installed within the corporate limits. All other structures, on site, shall comply with all city codes and ordinances. In addition, compliance shall be made with the appropriate sections of this Code of Ordinances concerning foundations, supports and utility connections. (1959 Code, sec. 33B-3; Ordinance 6108, sec. 1, adopted 6/23/1971; 1983 Code, sec. 15-18; Ordinance 2011-O0064, sec. 2, adopted 9/8/2011)

ARTICLE 32.02 MOBILE HOME SUBDIVISIONS**Sec. 32.02.003 Restrictions on placement of manufactured housing**

(a) Except as otherwise permitted by the zoning ordinances of the city, the installation of a mobile home for use as a dwelling within the city is hereby prohibited. This prohibition is prospective and does not apply to a mobile home previously legally permitted by and used as a dwelling in the city. If a lawfully-placed mobile home is replaced by a HUD-code manufactured home in the city, the city shall grant a permit for use of the manufactured home as a dwelling in the city.

(b) On application, the city shall permit the installation of a HUD-code manufactured home for use as a dwelling in any area determined appropriate by the zoning ordinances of the city, including a subdivision, planned unit development, single lot, and rental community or park. An application to install a new HUD-code manufactured home for use as a dwelling is considered to be granted unless the city, in writing, denies the

application and states the reason for the denial not later than the 45th day after the date the application is received.

(c) Subsections (a) and (b), above, do not affect the validity of an otherwise valid deed restriction.

(d) A permit, fee, bond, or policy of insurance is not required for the transportation and installation of manufactured housing by a licensed retailer or installer, except as approved by the Texas Department of Housing and Community Affairs, operating through its manufactured housing division. This subsection does not prohibit the collection by the city of the actual costs which result from the transportation of a manufactured home.

(e) Notwithstanding any zoning or other law, in the event that a manufactured home occupies a lot, the owner of the manufactured home may remove the manufactured home from its location and place another manufactured home on the same property, provided that the replacement is a newer manufactured home and is at least as large in living space as the prior manufactured home.

(f) An owner's ability to replace a manufactured home as a result of a fire or natural disaster is not restricted; however, other than in the case of a fire or natural disaster, the ability of an owner to replace a manufactured home is limited to a single replacement.

(Ordinance 2011-O0064, sec. 2, adopted 9/8/2011)

ARTICLE 32.02 MOBILE HOME SUBDIVISIONS

Sec. 32.02.004 Inspection and permit

(a) Inspection shall be made of manufactured homes and manufactured home sites by the building official or his appropriate inspectors, in accordance with the inspections required in [sections 28.05.231](#) and [32.02.002](#), and the inspection fees authorized therein shall be paid.

(b) A permit shall be secured from the building official by any person desiring to place a manufactured home or make an addition to a manufactured home within a manufactured home subdivision following the procedures in [articles 28.05](#) and/or [28.07](#) of this code, as applicable. Such permit shall be secured before any preparation of the lot is started prior to moving in a manufactured home or making an addition to a manufactured home in accordance with the building code.

(c) Permits required for the placement or installation of manufactured homes include those necessary for movement and placement of the home, as well as, to accommodate the connection of electrical, plumbing, and fuel gas systems, including all necessary inspections associated therewith. Any addition to a manufactured home shall require permits in accordance with the building code, the electrical code, the plumbing code, and the mechanical code in accordance with [article 28.05](#) of this code.

(1959 Code, sec. 33B-4; Ordinance 6108, sec. 1, adopted 6/23/1971; 1983 Code, sec. 15-19; Ordinance 8227, sec. 1, adopted 8/27/1981; Ordinance 2011-O0064, sec. 2, adopted 9/8/2011)