

City of Dawson

Dawson, Texas

ORDINANCE NO. 1999-9

AN ORDINANCE REQUIRING COMPLIANCE WITH DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT STANDARDS WITHIN THE CITY OF DAWSON PROVIDING INSPECTION OF MOBILE HOMES AND HUD-CODE MANUFACTURED HOMES BY THE BUILDING OFFICIAL, REQUIRING TIE-DOWNS PRIOR TO OCCUPANCY, REQUIRING UNDERPINNING AND SKIRTING OF MOBILE HOME DWELLINGS AND HUD-CODE MANUFACTURED HOMES WITHIN THIRTY (30) DAYS OF OCCUPANCY, REQUIRING COMPLIANCE WITH ALL OTHER LAWS AND REGULATIONS PROMULGATED BY THE STATE OF TEXAS AS TO MOBILE HOME OR MOBILE HOME DWELLINGS, HUD-CODE MANUFACTURED HOMES, AND MODULAR HOMES, PROVIDING DEFINITIONS, AND PROVIDING FOR NONCONFORMING HUD-CODE MANUFACTURED HOUSING, AND CONTAINING PENALTIES FOR THE VIOLATIONS OF THIS ORDINANCE AND CONTAINING A SEVERABILITY CLAUSE.

WHEREAS, it has come to the attention of the City Council of the City of Dawson that unregulated manufactured housing consisting of mobile homes, modular homes, and dwellings can be dangerous and constitute a hazard to life and property; and

WHEREAS, the City Council of the City of Dawson finds it to be in the best interests of the public safety, health and general welfare to regulate manufactured housing and mobile home dwellings within the City, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DAWSON

Section 1. This Ordinance is hereby referenced as the Dawson Manufactured Housing Ordinance

Section 2. Definitions - For the purpose of the Ordinance, certain terms, words and phrases shall have the Meaning hereinafter ascribed thereto.

- A. Building Official: Designated inspection authority of the City or its authorized representative.
- B. Certificate of Occupancy: Certificate issued by the City Council for the use of a building, Structure and/or land, when it is determined by it that the building, structure and/or land Complies with the provisions of all applicable City codes, ordinances and regulations.
- C. City: As used herein reference to the City shall mean the City of Dawson, Navarro County, Texas, and its extraterritorial jurisdiction.
- D. City Council: City Council of the City of Dawson, Texas.
- E. HUD-CODE Manufactured Homes: Means a structure constructed on or after June 15, 1976, According to the Rules of the United States Department of Housing and Urban Development, transportable in one or more sections, which, in the traveling mode, is eight (8) body feet or more in with or forty (40) body feet in length, or, when erected on sight, is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems.

- F. Mobile Home: A structure that was constructed before June 15, 1976, transportable in one or more sections, which, in the traveling mode, is eight (8) body feet or more in width of forty (40) body feet or more in length: or when erected on site, is 320 feet or more square feet, and which chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and including the plumbing, heating, air-conditioning, and electrical systems.
- G. Mobile Home Dwelling: A building manufactured off-site in accordance with the standards of the American National Standards Institute and/or the United States Department of Housing and Urban Development, subsequently transported to a site complete or in sections where it is to be used as a residential dwelling unit and connected to necessary utilities.
- H. Person: Any natural individual, firm, trust, partnership, association, corporation, or other legal entity.

Section 3. Standards for HUD-Code Manufactured Homes and Mobile Homes.

- A. All manufactured housing design and construction shall comply with the construction and safety standards and rules of the United States Department of Housing and Urban Development pursuant to the requirements of the National Mobile Home and Safety Standards Act of 1974.
- B. Prior to installation of any manufactured home (HUD-Code Manufactured Home) or mobile home dwelling by a Person, such Person shall apply for a Permit consisting of a written Permit/Certificate issued by the Building Official for the use and habitation of such manufactured housing or mobile home dwelling certifying that such manufactured housing complies with the provisions of all applicable City codes, ordinances and regulations.
- C. All manufactured housing or mobile home dwellings will be subject to inspection by the Building Official.
- D. Tie-downs will be required and will be secured on manufactured housing prior to the issuance of a Certificate of Occupancy.
- E. All manufactured housing shall have underpinning and skirting which shall be installed within thirty (30) days of the date of the issuance of a Certificate of Occupancy.

Section 4. Mobile Homes Prohibited in the City of Dawson. The installation of Mobile Homes, as defined herein, for use or occupancy as a residential dwelling in the City of Dawson, Texas, is prohibited. This provision is prospective and shall not apply to any Mobile home used and occupied as an Owner-occupied residential dwelling in the City on the Effective Date of the Ordinance.


- A. Mobile Homes as defined herein, shall not be allowed to be located or install in the City from and After the Effective Date of the Ordinance.
- B. All Mobile Homes, Manufactured Housing, so-called modular homes, and mobile home dwellings located in the City shall comply at all times with all laws, rules, and regulations promulgated by The State of Texas or any of its agencies.
- C. It is hereby declared to be unlawful for any person, firm, corporation or other entity to rent or Lease a mobile home in the City of Dawson. All mobile homes inside the City of Dawson, Texas, must be owner occupied only by the owners thereof or their immediate families. "Immediate families," as used herein, shall mean children, grandchildren, parents, brothers and sisters of the owner or owners:

Section 5. Penalty Provisions: Any Person as defined herein, violating this Ordinance or any portion thereof shall, upon conviction, be guilty of a misdemeanor and shall be fined not less than \$1 ^{200.00} Nor more than \$500 and each day that such violation continues shall be considered a separate offense and punishable accordingly.

Section 6. 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 the Ordinance.

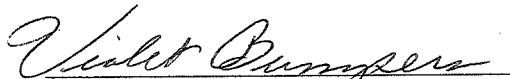
Section 7. Effective Date. This Ordinance shall be effective immediately upon its passage, approval and Publication.

PASSED AND APPROVED this 7th day of September 1999.



Yvonne Woods, Mayor
City of Dawson, Texas

ATTEST:



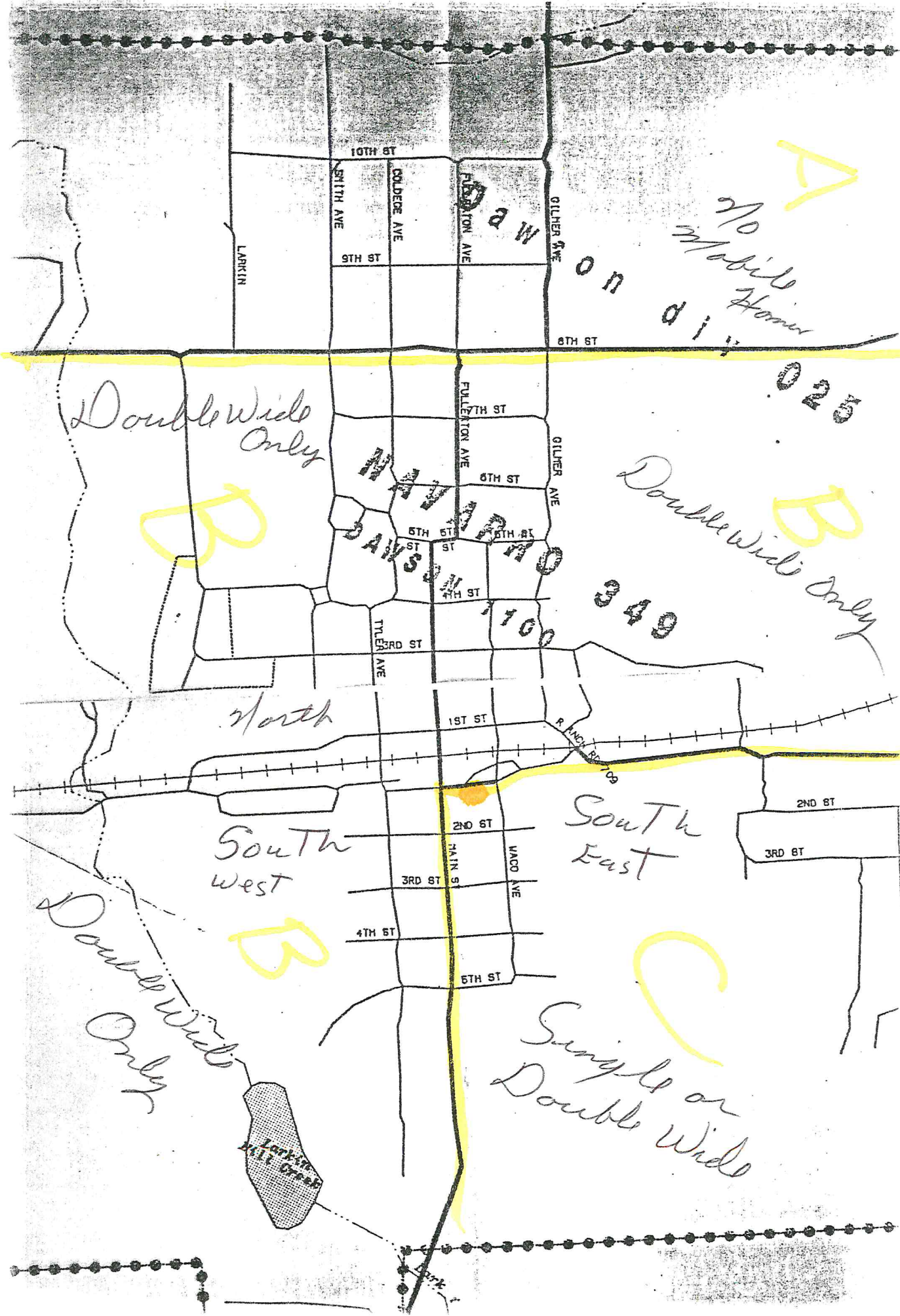
Violet Bumpers, City Secretary
City of Dawson, Texas

Attachment To
Ordinance 1999-9

MANUFACTURED HOUSING REGULATIONS

1. Individuals wanting to place a manufactured home on an individual lot as a permanent dwelling must first check to see if the property has been approved through zoning for a manufactured home.
2. If the zoning has been approved, an application for a certificate of occupancy must be approved by the Planning and Zoning Department of the City of Dawson, before the home is move onto the property. The application must be accompanied by a survey showing where the home will be located and distances the home will be set from property lines. A non-refundable processing fee of \$Xxx must also be paid at the time application is made.
3. Approval of the application for a certificate of occupancy will allow the manufactured home to be moved onto the property. The home must be set on the property in compliance with the setback requirements of the zoning regulations and separate permits are required from contractors for plumbing, electrical, heating and air conditioning work.
4. The home may be occupied after it has been moved onto the property, tied down and permanent connections have been made to utilities.
5. An inspection will be made after sixty (60) days to insure that other requirements listed below have been met.
6. Final approval of the certificate of occupancy will come after all requirements have been met.
7. Lots that were zoned for a manufactured home in area (B) may have only double wide homes moved onto them. Area (C) may have either single or multi-sectional home moved onto the lot in compliance with the following requirements:
 - a: a single section home can be no more than five(5) years old and a multi-sectional home can be no more than seven (7) years old, used homes must be inspected prior to installation,
 - b: the home must be a HUD-code manufactured home and have at least nine hundred (900) square feet,
 - c: the home shall be installed on a permanent foundation with skirting similar to the type of material found on the home,
 - d: the exterior of the home shall be of wood, vinyl, or a non-metal type residential siding,
 - e: homes located on the property with the front facing the side lot lines must have screening provided,

- f: storage shall be provided with a building at least 8' x 10' in size,
- g: off street parking for at least one vehicle shall be provided with an all weather surface,
- h: if a curb cut is necessary, a concrete drive approach shall be provided on streets with curb and guttering,
- i: permanent connections shall be made to utilities, and
- j: the home shall be installed in accordance with the manufacturers installation specifications with wheels, axles and hitch removed.



A
No Mobile Home

Double Wide Only

B

NAVAJO
DAYS
100

Double Wide Only

B

349

North

South West

South East

Double Wide Only

B

Sample or Double Wide

C

Larkin Hill Office