

**ORDINANCE NO. 19-03
MANUFACTURED HOUSING ORDINANCE**

AN ORDINANCE OF THE CITY OF BRONTE, TEXAS, REPEALING AND REPLACING ORDINANCE NO. 413 AND AN ORDINANCE OF 10-10-2013; PROHIBITING MOBILE HOMES WITHIN THE CITY LIMITS; REGULATING THE PLACEMENT AND INSTALLATION OF HUD-CODE MANUFACTURED HOMES AND MODULAR COMPONENTS IN THE CITY; REQUIRING PERMITS AND ESTABLISHING FEES FOR SAME; ESTABLISHING A MANUFACTURED HOUSING DISTRICT; PROHIBITING MANUFACTURED HOUSING PARKS; PROVIDING VARIANCE PROCEDURES; PROVIDING FOR REPLACEMENT OF NON-CONFORMING HOMES IN CERTAIN INSTANCES; REGULATING THE USE OF RECREATIONAL VEHICLES FOR RESIDENCY; PROVIDING A PENALTY CLAUSE; PROVIDING REPEALER AND SEVERABILITY CLAUSES; AND PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, the City is in the process of developing a comprehensive plan to guide the City's development, and it is deemed in the best interest of the City of Bronte to promote the health, safety, and welfare of its citizens that an ordinance be established to regulate manufactured homes within the City of Bronte, Texas; and

WHEREAS, the Texas Manufactured Housing Standards Act, Chapter 1201 of the Texas Occupation Code, allows a municipality to regulate the location of manufactured housing, and to prohibit the installation of mobile homes.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF BRONTE, TEXAS that the following provisions are hereby adopted as the "Manufactured Housing Ordinance" of the City of Bronte, Texas:

SECTION 1 - DEFINITIONS

The following words and terms defined in this Section shall, when used in this Ordinance, have the meanings given in this Section except when the manner and use show clear intent otherwise:

- A. "Person". An individual or a partnership, company, corporation, association or other group, however organized.
- B. "Building Official". Designated inspection authority of the City of Bronte or his or her authorized representative.
- C. "City Council". City Council of the City of Bronte, Texas.
- D. "Dwelling, Single-Family". A building designed for a single-family occupancy and constructed on-site as a permanent improvement to a legal lot.
- E. "Permit", "Building Permit". A written document, approved by the City Council of permitting the placement of manufactured housing for residential use on any lot, parcel, space or tract of land within the Manufactured Housing District.
- F. "Plot Plan", "Site Plan". A graphic representation, drawn to scale, or a proposed manufactured home or installation, and shall include the specific information required in Section 9F of this Ordinance.
- G. "Building Line". The line established by this ordinance, beyond which building shall not extend.
- H. "Yard", "Setback". An open area, unobstructed from ground to sky; except as permitted in this ordinance, measured from a curb, property line, or structure, within which construction is not permitted. Yards are not measured from the interior line of any easement and may be concurrent with an easement. If the width of an easement exceeds the width of the required yard, the easement determines the building line.

- I. “Recreational Vehicle”. A structure designed to be self-propelled or towed by another vehicle and intended for temporary occupancy. This term includes but is not limited to campers, pop-up campers, motor homes, travel trailers, 5th wheel travel trailers or any similar structures designed for temporary occupancy.
- J. “Manufactured Housing”. Any one of the three (3) types of prefabricated housing products which are typically manufactured or assembled at a location other than the end user’s permanent site, and which are regulated by the Texas Manufactured Housing Standards Act (the Act) (Chapter 1201, Texas Occupations Code). For the purpose of this Ordinance there are three (3) types of manufactured homes:
1. Mobile Home: A structure constructed before June 15, 1976, according to the rules of the United States Department of Housing and Urban Development. Being a movable dwelling mounted on a chassis and is designed to be transported and delivered to the site on wheels. A detached dwelling unit intended for occupancy by a single family suitable for year-round occupancy which is equipped with wheels or has provisions for attachment with wheels and arrives at the site complete and ready for occupancy except for minor incidental unpacking, assembly and connections.
 2. HUD-Code Manufactured Home: A structure constructed on or after June 15, 1976, according to the rules of the United States Department of Housing and Urban Development. Being a movable dwelling designed to be transported on the highway, (either intact or in two or more sections, modules, or components) by a prime mover, and designed to be permanently joined together to form a primary structure on a permanent foundation. The foundation for such units (including underpinning where applicable) being one equivalent to that required for a similar site-built structure. The sections, modules or components of such structure shall have been inspected and certified by an authority recognized by the State of Texas having met building code requirements equivalent to those in effect locally for site-built units.
 3. Modular Home or Industrialized Housing: A structure or building module as defined under the jurisdiction and control of the Texas Department of Labor and Standards, that is transportable in one or more modules or constructed using one or more modular components built at a location other than the permanent residential site, and is designed to be used a permanent residential structure when the modules or modular components are transported to the permanent residential site and are erected or installed on a permanent foundation system. The term includes the plumbing, heating, air conditioning, and electrical systems contained in the structure. The term does not include mobile homes or HUD-Code manufactured homes as defined in the Act and being the term does not include any residential structure that is in excess of three (3) stories or forty-nine feet (49’) in height as measured from the finish grade elevation at the building entrance to the peak of the roof. The term shall not mean nor apply to (1) housing constructed of sectional or panelized systems not utilizing modular components; or (2) any ready-built home which is constructed so that the entire living area is contained in a single unit or section at a temporary location for the purpose of selling it and moving it to another location.

Because this Ordinance prohibits Mobile Homes, the term “Manufactured Housing” used throughout this Ordinance means only HUD-Code Manufactured Homes and Modular Homes or Industrialized Housing.

- K. “Site Built/Single-Family Residences”. A detached residential dwelling unit that is constructed or built on site on a permanent concrete slab or pier and beam foundation.
- L. “Manufactured Home Park”. A unified development for manufactured housing spaces arranged on a tract of land with the individual lots or parcels being held under any common ownership and rented or leased to the occupants.
- M. “Manufactured Housing District”. The area within the City of Bronte where manufactured housing may be placed. The Manufactured Housing District shall be as defined in Section 6.
- N. “Use and Occupancy Certificate”. Certificate issued by the City of Bronte for the use and occupancy of a manufactured housing unit, when it is determined by the City that the manufactured housing unit complies with the provisions of Section 11 of this Ordinance.

SECTION 2 - RESPONSIBILITIES OF CITY OFFICIALS

- A. **Building Official.** The Director of Public Works is hereby designated as the building official. The building official is responsible for conducting inspections, certifying requirements for use and occupancy, recommending that applications be approved by the Council, and denying permits in certain instances.
- B. **Administrative Clerk.** The City Secretary is hereby designated as the administrative clerk. The administrative clerk will provide the building permit application, use and occupancy certificate application, and a copy of this Ordinance to anyone wishing to bring a manufactured home into the City of Bronte. The administrative clerk will take the completed building permit and use and occupancy certificate applications and give them to the Building Official for preliminary inspection. The administrative clerk will retain a copy of the application, site plan, any and all permits, permit denials and Certificates of Use and Occupancy. The administrative clerk will also keep a record of conforming and non-conforming structures defined in this ordinance.
- C. **City Council.** The City Council shall be the final authority on approval of building permit and use and occupancy certificate applications. The City Council shall be the sole authority for waivers of this ordinance.

SECTION 3 – DEFINITIONS BINDING

The terms “mobile home”, “HUD-Code manufactured home” and “manufactured housing” set forth in this article are defined by the Texas Manufactured Housing Standards Act, as amended from time to time, and are binding on all persons. A mobile home is not a HUD-Code manufactured home and a HUD-Code manufactured home is not a mobile home for any purposes under this Section or any ordinance of the City of Bronte. The term “modular component” set forth in this article is defined by Section 1202.001(5), Texas Occupations Code, as may be amended from time to time, and is binding on all persons.

SECTION 4 – MOBILE HOMES PROHIBITED

Mobile homes may not be located, placed, or installed within the city limits of the City of Bronte.

SECTION 5 - MANUFACTURED HOUSING REGULATIONS

- A. **Manufactured Housing Prohibited.** No form of manufactured housing, as defined herein, shall be installed, placed, located, or occupied within the city limits after the effective date of this Section unless the manufactured housing unit is located in the Manufactured Housing District, except as provided in Subsection (C) below. In the Manufactured Housing District, no manufactured housing shall be permitted to be placed, installed, or located on any property that fronts any State or U.S. Highway.
- B. **Permitted Locations.** A residential manufactured house may be located on a lot in those areas set out in Section 6 and map on Exhibit “A” attached hereto and incorporated herein for all purposes.
- C. **Exception.** Nothing in this Ordinance shall affect manufactured housing lawfully installed and physically located within the City of Bronte being used and occupied as a residential dwelling as of the effective date of this Ordinance, as provided in Section 12.
- D. **One Residence.** No more than one (1) manufactured home or modular component intended for residential use shall be installed on any parcel or lot. Additionally, no manufactured housing unit shall be installed on a lot with an existing residential structure.
- E. **Accessory Buildings.** Accessory buildings may be allowed on said lots in accordance with this ordinance (subject to any other ordinance regarding accessory structures) if the person wishing to place an accessory building obtains a Building Permit pursuant to Section 9 of this Ordinance.

- F. Recreational Vehicles. Recreational vehicles shall not be used as residences, nor connected to city utilities as permanent dwellings. Use of recreational vehicles at residential properties within the city limits for transient guests shall be limited to no more than fourteen (14) consecutive days in a twelve (12) month period. Such vehicles must dispose of waste at a licensed dump station.
- G. Permits Required. No manufactured housing shall be transported to, placed or installed on any parcel or lot in the City of Bronte unless a building permit has been issued pursuant to Section 9.
- H. Building Setback /Yard Regulations. Manufactured housing intended for residential purposes may only be placed on lots, measured from the property line, with specific building setback and yard requirements as set out below:
1. Front Yard. Minimum depth of the front yard shall be twenty feet (20') from the edge of the public right of way and the foundation or area where the residence is located. The front of the home shall face the street. The front of the manufactured home will always be on one of the longest sides of the manufactured home and shall be the side of the home which is more attractive and designed by the manufacturer with the more attractive "front door". Where lots have double frontage, extending through from one street to another, the required front yard shall be provided on both streets.
 2. Side Yard. Minimum depth of side yards shall be ten feet (10') in width on each side of the lot. A side yard adjacent to a side street shall have a minimum width of fifteen feet (15').
 3. Rear Yard. Minimum depth of the rear yard shall be twenty feet (20').
 4. Existing Structures. The minimum setback from existing structures on adjacent properties shall be twenty feet (20').

SECTION 6 - MANUFACTURED HOUSING DISTRICT ESTABLISHED

Manufactured housing may, upon the issuance of a building permit, be placed and installed on legal lots in those areas of the City set forth and described herein. The areas listed are general geographic areas bounded by the named street, as more particularly described in the map appended to this Section as Exhibit "A". In the event of a conflict between descriptions in this Subsection and the map, the map shall control. For the purpose of this ordinance, Blocks 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 31, 32, 33, 34, 35, 36 (North side of State Highway 158), 37, 38, 39, 40 of the Original Town of the City of Bronte, Texas, and all of the Hicks Addition, Dear Addition, and Luttrell Addition to the City of Bronte, Texas, are hereby designated as the Manufactured Housing District. Manufactured Housing District is in the Northwest part of town as dictated herein.

SECTION 7 - MANUFACTURED HOUSING PARKS PROHIBITED

No manufactured home park shall be permitted within the city limits of the City of Bronte.

SECTION 8 - UNLAWFUL PARKING, LOCATION OR USE OF MANUFACTURED HOUSING

From and after the effective date of this ordinance, it shall be unlawful for any person, firm or corporation, to park, locate or permit the parking or location of any manufactured housing unit upon any lot, street or tract of land which is less than 9750 square feet of space, whenever such land or tract of land is unoccupied by any manufactured housing or any other dwelling within the city limits of the City of Bronte, Texas.

It shall be unlawful for any person to store a HUD-Code manufactured home or mobile home within the city limits of the City of Bronte.

SECTION 9 – BUILDING PERMITS

- A. Applicability. This Section applies to the placement, installation or location of any HUD-Code manufactured home or modular component intended for use as a residential structure located on a city parcel or lot.
- B. Responsibility. Permits required in this Section shall be obtained by the owner of the manufactured home whether such unit is a rental property or is to be occupied by the owner.
- C. Authority and Limitations. The City has adopted building codes and regulations providing for review and inspections of newly built, installed, remodeled or repaired structures pertinent to location of lots, suitability of lots for the intended purpose, setbacks, habitability, and utility connection and service. A building permit under this Section is not intended to replace or override the authority of the manufactured housing division or its standards for fabrication, sales and installation of the home as defined by the Texas Occupations Code.
- D. Purpose. Because the nature of the use and the possible adverse impact on neighboring properties of the use; review, evaluation and exercise of planning judgment relative to the location and site plan of the proposed use are required.
- E. Building Permit Procedures. The City Council may grant, deny, or conditionally approve building permits for HUD-Code manufactured homes and modular components within the Manufactured Housing District.
- F. Application. Any person proposing to apply for a building permit under this Section shall file an application accompanied by a site plan. The site plan may be a sketch or drawing on one or more pages, generally to scale, with distances marked, and is not required to be prepared by an engineer. The site plan, along with the application, will be accepted by the administrative clerk and delivered to the building official and City Council and become a part of the building permit, if approved. The site plan shall contain the following information:
1. The proposed use, size, Texas certificate number or other unique identification, and year of construction of the HUD-Code manufactured home, modular component, or accessory building;
 2. Boundaries of the lot, site for space and address, Appraisal District ID number of the proposed location or property, and the names of the streets abutting the property;
 3. The proposed location of the structure or improvement for which a permit is required and any existing buildings or improvements on the lot, including required setback lines and clearances;
 4. The location of easements or drainage ways on the property;
 5. The location of existing or proposed fences.
- G. Permit Fee. The application shall be accompanied by a fee as set out in the Fee Schedule Ordinance of the City of Bronte.
- H. Issuance of Permit. The City Council shall authorize a building permit for manufactured housing in the Manufactured Housing District, after the receipt of a completed application, site plan, initial property inspection, and the required fee, provided that all applicable City regulations have been met. A building permit application to install a new HUD-Code Manufactured Home is considered to be granted unless the City Council 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.
- I. Posting and Inspections. The building permit shall be posted on the site for the duration of the project and the owner shall arrange for all required city inspections prior to hook-up or activation of any utility services.
- J. The owner must still apply for all utility service in accordance with other City ordinances.

SECTION 10 – STANDARDS OF TRANSPORTATION AND INSTALLATION

- A. A manufactured housing mover must be permitted by the Texas Department of Transportation in accordance with the law of the State of Texas.
- B. Only an installer or retailer who is licensed by the Texas Department of Housing and Community Affairs may install a HUD-Code manufactured home or modular home within the City of Bronte in accordance with the laws of the State of Texas.

SECTION 11 – USE AND OCCUPANCY CERTIFICATE

- A. Required. Inspection to obtain Use and Occupancy Certification. No utilities will be connected until a Use and Occupancy Certificate is issued after inspection by the building official and approval by the City Council.
- B. Inspection and Approval. Upon receipt of a Use and Occupancy Certificate application, the required fee, and after verifying that all utility tap fees, utility deposits, and drainage culverts (if required) have been paid or arrangements have been made with the City Secretary, the Building Official shall inspect the site to verify that the site complies with the requirements of this Section. If the Building Official makes an initial determination that the site meets the requirements of this Section, the Building Official shall forward the application to the City Council for final approval. If the Building Official determines that the site does not pass inspection, he or she shall issue a detailed written denial to the applicant as soon as possible. A Use and Occupancy Certificate will be issued after the City Council verifies, in writing, that the HUD-Code manufactured home passed inspection as to site preparation and the connection of utilities. The Building Official and Administrative clerk will work closely with franchised utility companies to adhere to this requirement.
- C. Fees. A fee, as established in the Fee Schedule Ordinance of the City of Bronte, must be included with the Use and Occupancy Certificate application. The initial fee includes the cost of the initial Use and Occupancy inspection. An additional reinspection fee, as established in the Fee Schedule Ordinance of the City of Bronte, must be paid before the building official will conduct a Use and Occupancy re-inspection after a failed inspection. This fee will be paid after each subsequent failure before another inspection is made.
- D. Setback Requirements. HUD-Code Manufactured Homes on single lots must have a minimum setback from the property line of 10 feet on each side and 20 feet front and rear.
- E. Address. Address must be posted and visible from the street in front of the home.
- F. Plumbing. General- All plumbing must meet building official's requirements.
- G. Sewer Connection.
 - 1. A 4-inch line with a 4-inch trap.
 - 2. A 4-inch two-way cleanout downstream of trap.
 - 3. Connection to trap shall be airtight and made by mechanical means.
 - 4. Cleanout and trap shall be no more than 4 feet from the manufactured home. Trap and Cleanout may be under manufactured home only if there is a minimum 18 inches vertical and 30 inches horizontal clearance.
 - 5. If the drain line from the home to the trap is exposed above grade, it shall be protected from sunlight and physical damage.
 - 6. Sewer connection must be capped when disconnected from the home to prevent damage to the public sewer system.
- H. Water Connection.
 - 1. Shall not be less than 3/4-inch nominal size.
 - 2. Shall have an accessible shut-off valve, within four feet of the manufactured home.
 - 3. Connection shall be made with PVC, Copper, Pex, or Quest, or equivalent.
 - 4. Above grade connecting line from valve to home hook-up must be insulated.

H. Gas Connection (all sources of gas).

1. Gas piping shall be rigid black pipe and shall be the same size as the manufactured home inlet.
2. No gas lines may be buried under manufactured home.
3. Each manufactured home equipped for gas shall have a gas valve and electrically insulated union upstream of said valve.
4. The riser shall be so located so that the horizontal piping from the riser to the manufactured home does not exceed 4 feet.
5. LP gas Connections (specific rules):
 - a. In general, LP Tanks shall be placed in accordance with LP-Gas Safety rules on file with the Texas Secretary of State's Office.
 - b. Specifically, LP Gas Tanks shall not be placed closer than:
 - (i) 10 feet from adjoining property lines.
 - (ii) 10 feet from roadway, highways, pipelines, or utility right of ways including drainage easements.
 - (iii) 10 feet from HUD-Code manufactured home. **
 - (iv) 10 feet from any source of ignition.** Note: If the 10-foot distance from HUD-Code manufactured home cannot be obtained, the Building Official may, in accordance with state law, may reduce the minimum to as little as three (3) feet.

I. Electrical Requirement.

1. Power Supply- Must be permanent installation or of cord assembly type.
2. Power Cord Assembly- Must not be more than one 50 amperes, factory molded cord cap. Length of such assembly shall not exceed 36.5 feet in total length nor should be shorter than 21 feet. Cord assembly must be marked "for use with Manufactured home-40 amperes."
3. Meter Loop- Point of attachment from utility company shall be a minimum of 10 feet above finished grade.
4. Disconnect- Shall be a minimum of 100 amperes for gas homes and weather-proof. Shall be a minimum of 200 amperes of all-electric homes and weather-proof.
5. Underground Feeders- Wires or cables shall be protected by metallic conduit where exposed to physical damage.
6. Ditches- Underground installation shall be a minimum of 18 inches deep.
7. Wire Sized- Minimum fused service shall be 100 amperes, three each #4 THHN/THWN with one #8 AWG for ground to service the manufactured home facility. An 8 foot ground rod must be driven and bonded to service disconnect, meter base, and HUD-Code Manufactured Home with continuous continuity.
8. Central Air outside the home shall be connected by separate 100-amp service.

J. HVAC Requirements. Condensing units shall be installed prior to a use and occupancy inspection if electrical power for condensing units and/or disconnect are provided by outside disconnect and whip.

K. Skirting. In addition to anchoring and blocking requirements, any HUD-Code manufactured home and modular component shall be properly skirted prior to being allowed to connect to the water and sewer in the City of Bronte. Such skirting shall be in place sixty (60) days after installation. Skirting shall be required around the complete perimeter of said manufactured home in accordance with the following minimum specifications:

1. The following material or its equivalent as approved by the building official is approved to be used for skirting:
 - a. manufactured skirting with vent panels;
 - b. corrugated steel sheets;
 - c. galvanized steel sheets;
 - d. aluminum sheets;
 - e. plywood sheets, with a 3/8-inch minimum thickness, rated for exterior use by the manufacturer;
 - f. oriented strand board, with a minimum 3/8-inch thickness, rated for exterior use by the manufacturer;
 - g. brick or concrete blocks
 - h. the area enclosed by skirting may not be used for storage and must always be kept free of debris.

2. Screened vents are required to be used with all skirting to allow for air circulation under the HUD Code Manufactured Home.
- L. Anchoring. Prior to connecting any HUD Code Manufactured home to water or sewer of the City of Bronte, in accordance with the Plumbing Code of the City, said manufactured home shall be anchored in accordance with the manufacturer's installation instruction and anchored, as well as supported and blocked, in accordance with those standards for manufactured housing found in the Administrative Rules of the Texas Department of Licensing and Regulation, 16 Texas Administrative Code, Chapter 69, adopted pursuant to the authority of Article 5221f, Texas Civil Statutes, and administered by the Texas Department of Housing and Community Affairs.
- M. Texas Department of Housing and Community Affairs Inspection. This inspection maybe done by the City of Bronte building official should the City enter into an agreement with the TDHCA. Such inspection shall be in accordance with TDHCA rules and regulation.

SECTION 12- NON-CONFORMING USES

- A. General Policy. The general public, City Officials, and the City Council are directed to take note that non-conformities in the use and development of land and buildings are to be avoided, or eliminated where now existing, whenever and wherever possible, except:
1. When necessary to preserve property rights established prior to the date these regulations become effective as to the property in questions; and
 2. When necessary to promote the general welfare and to protect the character of the surrounding property.
- B. Subject to the terms of subsection C, below, any unit of manufactured housing that is lawfully installed and physically located within the City of Bronte and being used and occupied as a residential dwelling prior to the enactment of this ordinance, shall be a legal non-conforming structure and shall be allowed to remain in place until it is removed, abandoned, or the structure is conveyed to a different owner. Upon such change, the owner must fully comply with the terms of this Ordinance.
- C. Exceptions.
1. Replacement of Mobile Home. Any legal non-conforming mobile home may be replaced by a HUD-Code manufactured home by the same person who owned the legal non-conforming mobile home. Such replacement HUD-Code manufactured home shall be a legal non-conforming use but is not subject to the replacement provisions in subsection C.2., below.
 2. Replacement of HUD-Code Manufactured Home. The owner of a legal non-conforming HUD-Code manufactured home may remove the HUD-Code manufactured home from its location and place another HUD-Code 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. This ability to replace a legal non-conforming HUD-Code manufactured home is limited to one (1) replacement; however, the replacement of a legal non-conforming HUD-Code manufactured home which is severely damaged or destroyed by a fire or other natural disaster shall not be counted towards this number.

SECTION 13- COMPLIANCE INSPECTION

Officials of the City may enter the premises of any proposed or existing place where any manufactured home is or may be located in order to inspect for compliance with this ordinance.

SECTION 14 - NONLIABILITY

The City and its officers, agents and employees shall have no liability of any nature for any actions, omissions, or other matters in any way concerning the subject matter of this ordinance.

SECTION 15 - NOTICES, HEARING, WAIVERS, AND ORDERS

- A. **General.** Any person, firm, or corporation contesting any issue, interpretation, and/or application of any rule, standard, regulation, determination, requirement, or necessity set forth in this Ordinance directly or by authority shall have the right, after filing a written request with the City Secretary, to have a hearing thereon before the City Council at the next regularly scheduled City Council Meeting. The City Council shall be the final judge in all such cases.
- B. **Requests for Waivers.** Waivers requested to the City Council must show clear reason why a waiver should be granted or must demonstrate extreme personal hardship. Waiver granted by the City Council to one person for one issue, rule, standard, regulation, requirement, or necessity does not imply a waiver of the remaining requirements of this Ordinance, or a waiver of the issue, rule, standard, regulation, requirement, or necessity to another person.

SECTION 16 - PENALTY FOR NON-COMPLIANCE

Any person, firm, or corporation violating this Ordinance or any part of this Ordinance or providing false information to a City official concerning licensing or permitting under this Ordinance and found guilty by the Judge of the Municipal Court, will be guilty of a Class C Misdemeanor, and be fined not more than \$500.00 (Five hundred Dollars) except for health violations which may be fined not more than \$2,000.00 (Two Thousand Dollars). Each day such violation continues, or be permitted to continue, shall be a separate violation.

SECTION 17- 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 18- REPEAL OF ORDINANCE

This ordinance hereby repeals Ordinance #413 adopted on February 12, 2009 and an Ordinance of 10-10-2013, adopted on October 10, 2013. All other ordinances and ordinance provisions in conflict with the provisions of this Ordinance shall be, and the same are, hereby repealed, and all other provisions not in conflict with the provisions of this Ordinance shall remain in full force and effect.

SECTION 19- EFFECTIVE DATE

This ordinance shall become effective upon adoption by the City Council and after publication as required by the Texas Local Government Code.

AMENDED, PASSED, APPROVED AND ADOPTED THIS 18TH DAY OF JULY, 2019.


Paul Gohman, Mayor

ATTEST:


Teresa Ballard, City Secretary

MANUFACTURED HOUSING ORDINANCE

SECTION 6 - MANUFACTURED HOUSING DISTRICT ESTABLISHED MAP

EXHIBIT A



