

City of Caney City
Ordinance No. 2010-01
Mobile Homes

An Ordinance of the City of Caney City, Texas, defining Mobile Home, Travel Trailer, Space Requirements for Mobile Homes, Proper Drainage Requirements, Approved Water, Sewer, Electrical Connections, Acceptable Maintenance Standards, Requirement for Locating Mobile Homes, Application for Mobile Homes, Council's Action, and Providing a Penalty not to exceed \$500 per day.

NOW THEREFORE:

Be it ordained by the City Council of the City of Caney City, Texas:

1. DEFINITIONS.

A. Mobile Home (Single or Double Wide) - A dwelling unit, factory-built and factory assembled, designed for conveyance after fabrication, on streets and highways on its own wheels or on other types of conveyance and arriving at the site where it is to be occupied as a dwelling unit complete and ready for occupancy except for minor and incidental unpacking and assembly operations such as locating on jacks or other foundations, or connection to utilities. The structure is transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width or 40 body feet or more in length, or when erected on site, 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.

B. Travel Trailer - A temporary Mobile Home not exceeding ten feet in width or more than thirty-six feet in length.

2. APPLICATION.

In order for any person to have a Mobile Home in the city limits or the City's extra territorial jurisdiction, they must first appear before the

City Council of Caney City, Texas, at a posted Council meeting in order to present their application in writing for the Mobile Home.

Such an application shall contain:

A. Applicant's Name

B. The Applicant's Mailing Address

C. The size of the proposed Mobile Home

D. The location of the proposed Mobile Home

E. A plat or drawing that accurately depicts the Mobile Home as it will be located on the ground. A copy of such plat shall be left on file with the City of Caney City, Texas.

F. Individual septic tanks shall be provided for each Mobile Home. No Mobile Home shall be located less than 150 feet from any point of a lateral line.

(1) Wells for water supply may be personal, shared, or provided by the developer.

(2) Wells for water supply should be 100 feet from septic tanks and located for adequate drainage, sanitation and safety.

G. The proposed date that the Mobile Home will be moved to the location.

H. Applicant's statement that the Mobile Home will comply with the rules and regulations of the Mobile Home Standards Act and Tie-Down Standards Act of the Texas Department of Labor and Standards, Mobile Home Division, Austin, Texas. Tie down must be finished in 90 days and underpin and skirting finished in 120 days.

I. Proof that the proposed Mobile Home is located on a well drained site and is properly graded to insure proper drainage.

J. Applicant's signature and date of signature.

K. Notarization of such application by a Notary Public.

3. COUNCIL'S APPROVAL.

The City Council shall, after hearing the application of any person as set out herein, grant or deny such application or table such matter for consideration at a subsequent meeting.

4. MOBILE HOMES.

A. General Space - A Mobile Home shall be located on a space at least one-half acre in size.

B. Drainage - Each Mobile Home shall be located on a well drained site, property graded to insure rapid drainage and freedom from stagnant pools of water.

C. Maintenance Generally - Every person owning a Mobile Home shall maintain any facilities, fixtures, and permanent equipment in connection therewith, in a clean and sanitary condition and shall maintain the Mobile Home in a state of good repair.

D. No structure of a temporary character, such as trailer, bus, tent, shack, garage, barn or other out-building shall be used on any lot any time as a permanent or temporary residence.

5. MOBILE HOMES OUTSIDE MOBILE HOME AREAS.

It shall be unlawful for any person to locate or maintain any Mobile Home in any place in the City limits other than the areas specified for Mobile Homes in the City Zoning Ordinance. Variance procedures are addressed in the City Zoning Ordinance.

6. NUISANCE.

No Mobile Home shall be allowed to become a nuisance as such term is legally defined.


7. PENALTIES.

Any person who violates any provision of this ordinance shall be guilty of a misdemeanor and upon conviction shall be fined an amount not to exceed the sum of \$500.00 per day.

The City, by the adoption of this Ordinance, hereby repeals Caney City Ordinance No. 41296.

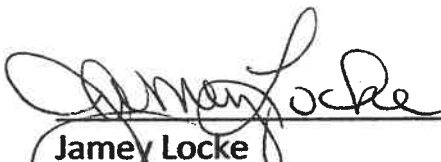
PASSED AND APPROVED THIS THE 18th day of March 2010.

APPROVED:



Joe Barron
Mayor, Caney City

ATTEST:



Jamey Locke
City Secretary, Caney City