



City of Bellmead Planning & Zoning Meeting Agenda

Tuesday, March 17, 2026

6:30 PM

Council Chambers, 3015 Bellmead Dr.

Call Meeting To Order

Invocation and Pledge Of Allegiance

Citizen Comments

This time is for citizens to address the Planning & Zoning Commission on issues and items of concern that are not on this agenda. Citizens will have comment time on any requested agenda item. There will be no Planning & Zoning Commission discussion or action at this time, and there is a time limit of three (3) minutes per person.

Personal attacks on the Planning & Zoning Commission or Staff will not be tolerated. Doing so will forfeit your remaining time. Persons engaged in disruptive behavior will be escorted from the meeting.

Regular Agenda

1. Approval of the Planning and Zoning Minutes for February 10, 2026, Regular Meeting.
2. Reconvene an item that was tabled at the February 10, 2026, meeting, to consider an amendment to the Zoning Ordinance to create a new zoning classification, the R-MH Residential HUD-Code Manufactured Housing District, in compliance with the new State Law, Senate Bill (SB) 785, that goes into effect September 1, 2026.

Adjournment

Certification

I certify that the above notice of the meeting was posted on the Internet and the bulletin board at Bellmead City Hall on or before 5:00 p.m. on **March 12, 2026**. This notice will remain posted continuously for at least 3 business days preceding the scheduled time of said meeting in accordance with Chapter 551.043 of the Texas Government Code.

Shannon Garcia



City of Bellmead Planning & Zoning Meeting Agenda

Tuesday, March 17, 2026

6:30 PM

Council Chambers, 3015 Bellmead Dr.

City Secretary

In compliance with the Americans with Disabilities Act, the City of Bellmead will provide reasonable accommodations for persons attending and/or participating in this Planning & Zoning Commission Meeting. To better serve you, the request must be made at least 24 hours prior to the meeting. Contact the City of Bellmead at (254) 799-2436 or by fax at (254) 799-5969. The City Hall building is wheelchair accessible, with parking available at the front and east side of the building.

I certify the attached Notice and Agenda of items to be considered by the Planning & Zoning Board was removed by me from the bulletin board at City Hall on the ____ day of _____, 2026.



**THE CITY OF BELLMEAD
PLANNING AND ZONING COMMISSION
MINUTES
BELLMEAD CITY HALL
3015 Bellmead Dr.
February 17, 2026
6:30 P.M. – 7:28 P.M.**

CALL TO ORDER

The meeting was called to order on February 17, 2026, at the Bellmead City Hall, 3015 Bellmead Dr., Bellmead, Texas, at 6:30 P.M. by Chairman Charlie Morgan.

A quorum of the Planning and Zoning Commission was present as follows:

Attendee Name	Present	Absent	Late	Arrived
Charlie Morgan - Chairman	<input checked="" type="checkbox"/>			
Natasha Frank		<input checked="" type="checkbox"/>		
Aaron Beyk	<input checked="" type="checkbox"/>			
David Poulter	<input checked="" type="checkbox"/>			
Vacant				
Vacant				

Staff Present

Fred Morris	Community Development Director
Shannon Garcia	City Secretary

INVOCATION AND PLEDGE OF ALLEGIANCE.

The invocation and Pledge of Allegiance were given by Charlie Morgan.

ACKNOWLEDGEMENT OF GUESTS AND VISITORS / PUBLIC COMMENT

- No comments

REGULAR AGENDA

1. Approval of the Planning and Zoning Commission **September 16, 2025**, Regular Meeting Minutes.

APPROVING SEPTEMBER 16, 2025, REGULAR MEETING MINUTES

MOTION: Board member Poulter motioned to approve the Planning and Zoning Commission minutes dated **September 16, 2025**.

SECONDED: Board member Beyk seconded the motion.

The motion carried 3-0.

2. **Hold** a public hearing regarding an Ordinance amending the Code of Ordinances, Appendix A-Zoning, to create the new Classification of R-MH, Residential Housing District; and Chapter 12 – Mobile Homes, Mobile Home Parks, and Manufactured Housing, to Remove all References and Regulation Relating to Manufactured Housing.

Chairman Morgan opened the public hearing at 6:32 PM.

- Mr. Morris explained that the city is proposing the creation of a new zoning classification titled R-MH Residential Manufactured Housing District in response to legislation passed by the Texas Senate Bill 785, which amended Section 1201.008 of the Texas Occupations Code Section 1201.008. This state law promotes broader placement opportunities for new HUD-code manufactured homes and seeks to eliminate discriminatory housing practices. Currently, the city does not have a designated manufactured housing zoning district and has historically regulated manufactured housing, mobile homes, mobile home parks, RVs, and RV parks under Chapter 12 of the Code of Ordinances. Although the published notice referenced removing manufactured housing regulations from Chapter 12, under guidance from the City Attorney, no existing provisions will be removed. Instead, limited language will be added to Chapter 12 to reference the newly created zoning district.

The proposed R-MH district will treat manufactured housing the same as site-built single-family housing, applying identical development standards, including minimum lot size (7,700 square feet), lot width, and all applicable water, sewer, street, utility, and public infrastructure requirements. State law also requires the city to designate at least one area for this zoning classification, and a future agenda item will address that designation.

- Amber Haliburton, 4743 Bellmead Drive, addressed the Board by expressing concern about how the proposed R-MH zoning district would function in practice, particularly regarding the five-acre minimum rezoning requirement and its impact on individual property owners. She acknowledged that the ordinance requires at least five contiguous acres to be rezoned to R-MH in order to prevent spot zoning and create more cohesive development patterns, but questioned how many properties in the city would realistically qualify under that standard. Based on her own review of GIS data, she estimated that less than one percent of land in the city might meet the five-acre threshold, raising concerns that the ordinance primarily benefits larger subdivision developments rather than individual landowners seeking to place a single manufactured home.

Ms. Haliburton explained that she owns approximately 25 acres, with a two-acre portion previously platted, and stated that while she may be able to restructure her property to meet the five-acre requirement, many other residents could not. She questioned whether the ordinance would effectively require her to create and rezone a five-acre tract, then proceed through subdivision approval and infrastructure planning, even if her goal is to place only one manufactured home.

She also sought clarification on whether modular homes would be permitted, whether subdivision requirements would trigger costly infrastructure obligations, and whether the process would truly be “ministerial” and timely as contemplated by state law or instead resemble a traditional rezoning process that can take months.

Ultimately, Ms. Haliburton emphasized that her goal is simply to exercise her right under state law to place a manufactured home on family-owned property, provided it meets objective standards and is treated the same as site-built housing.

While she acknowledged the City's effort to create clearer zoning boundaries, she expressed concern that the proposed structure may unintentionally create additional procedural and financial barriers for individual property owners rather than expanding housing opportunity as intended.

- Mr. Morris clarified that Section H(1) of the proposed ordinance establishes a minimum rezoning requirement, stating that property may not be rezoned to the R-MH district unless the tract consists of at least five contiguous acres, exclusive of public rights-of-way, and is suitable for residential development based on access, utilities, and compatibility with surrounding land uses. The purpose of this five-acre minimum is to avoid "spot zoning" and to promote more cohesive, homogeneous zoning patterns throughout the city, rather than creating isolated R-MH parcels adjacent to unrelated zoning districts. In response to Ms. Haliburton's comments, staff confirmed that while she owns approximately 25 acres in total, the portion currently platted where her home is located consists of approximately two and a half acres and is zoned Industrial, not R-1 Residential.

Chairman Morgan closed the public hearing at 7:01 PM.

3. Consider an amendment to the Zoning Ordinance to create a new zoning classification, the R-MH Residential HUD-Code Manufactured Housing District, in compliance with the new State Law, Senate Bill (SB) 785, which takes effect September 1, 2026.
 - The Board reviewed the proposed R-MH ordinance, discussing its purpose, permitted uses, development standards, and the five-acre minimum rezoning requirement. While the district allows both new HUD-code manufactured homes (as defined under Chapter 1201 of the Texas Occupations Code Chapter 1201) and site-built single-family dwellings, members expressed concern about Section H(2), which prohibits approval of a rezoning request if its purpose is the placement of a single dwelling or the creation of an isolated residential use in a non-residential area. It was noted that this language, combined with the five-acre minimum intended to avoid spot zoning and encourage cohesive development,

could unintentionally prevent a property owner like Ms. Haliburton from placing a single new manufactured home on a larger tract surrounded by industrial zoning unless she undertook subdivision and infrastructure improvements consistent with a broader residential development plan.

Further discussion highlighted that the ordinance is structured primarily to facilitate new manufactured housing subdivisions rather than single-lot placements, and that rezoning would still require Planning & Zoning and City Council approval, despite the reference to “ministerial” review in Chapter 12.

Concerns were also raised that the current draft language is more developer-oriented than tailored to individual property owners, potentially limiting flexibility for large-tract owners who simply wish to site one new home. Additionally, clarification was made that only new HUD-code manufactured homes would be permitted in the R-MH district, and that existing units could not be relocated into the district under the proposed amendments.

Given these complexities and the potential unintended consequences for individual landowners, the Commission expressed interest in tabling the item to consult further with the City Attorney to ensure the ordinance complies with state law while also addressing concerns related to single-home placements on larger tracts.

CONSIDER AN AMENDMENT TO THE ZONING ORDINANCE TO CREATE A NEW ZONING CLASSIFICATION, THE R-MH RESIDENTIAL HUD-CODE MANUFACTURED HOUSING DISTRICT, IN COMPLIANCE WITH THE NEW STATE LAW, SENATE BILL (SB) 785, WHICH TAKES EFFECT SEPTEMBER 1, 2026.

MOTION: Board member Beyk motioned to table the amendment to the ordinance seeking guidance and alternative language from city attorney’s specific to areas H. 1 & 2 of the ordinance.

SECONDED: Board member Poulter seconded the motion.

The motion carried 3-0

4. **Hold** a public hearing regarding an Ordinance amending the Code of Ordinances, Appendix A-Zoning, to remove restrictions on front yard carports in R-1, R-1A, and R-2 zoning districts.

Chairman Morgan opened the public hearing at 7:18 PM.

- Mr. Morris explained to the board that the proposed ordinance amends the City's zoning code to remove the long-standing prohibition against constructing carports in the front yard setbacks of R-1, R-1A, and R-2 residential districts. The original restriction was adopted in 2002 as part of Ordinance 2002-001, reportedly under a "housekeeping" designation, with no clear explanation in the meeting minutes. In 2024, a survey of citizens and council members reflected a divided opinion on the issue, with sentiment split nearly evenly. The proposed amendment would eliminate the blanket prohibition while establishing clear development standards to ensure quality, safety, and neighborhood compatibility.

Under the new regulations, front-yard carports would require a building permit and must comply with defined criteria, including a minimum 10-foot setback from the front property line, a 5-foot side setback, and no encroachment into utility easements. Carports must remain open on all sides, cannot obstruct the required visibility triangle at corner lots, and must be constructed over an all-weather surface such as concrete or pavers (no gravel). Structures must meet applicable ICC building and fire codes, effectively prohibiting temporary or substandard materials such as tubular steel or fabric-covered units. Each dwelling unit would be limited to one carport, with a maximum size of 24 feet by 24 feet. Existing legal nonconforming carports may remain but cannot be enlarged or rebuilt unless brought into compliance. Overall, the ordinance seeks to balance property owner flexibility with reasonable construction, safety, and aesthetic standards, and the Planning and Zoning Commission is now being asked whether it is prepared to recommend the amendment to the City Council.

Chairman Morgan closed the public hearing at 7:27 PM.

5. Discuss changes to the zoning ordinance that would remove the prohibition of carports in front yards of R-1, R-1A, and R-2 zoning properties; and add appropriate development standards for new construction.

CONSIDER CHANGES TO THE ZONING ORDINANCE THAT WOULD REMOVE THE PROHIBITION OF CARPORTS IN FRONT YARDS OF R-1, R-1A, AND R-2 ZONING PROPERTIES; AND ADD APPROPRIATE DEVELOPMENT STANDARDS FOR NEW CONSTRUCTION.

MOTION: Board member Poulter motioned approve the changes to the zoning ordinance that would remove the prohibition of carports in front yards

of R-1, R-1A, and R-2 zoning properties; and add appropriate development standards for new construction.

SECONDED: Board member Beyk seconded the motion.

The motion carried 3-0

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:28 PM.

Charlie Morgan
Chair

Shannon Garcia
City Secretary

Approved: _____



PLANNING AND ZONING COMMISSION MEMORANDUM FOR DISCUSSION

Prepared By: Fred Morris

Approval: Yousry Zakhary

Amendment to Appendix A – Zoning, to create R-MH, Residential HUD-Code Manufactured Housing District & Chapter 12 – Mobile Homes, Mobile Home Parks, Manufactured Homes, ETC.¹

DESCRIPTION:

Consider an amendment to the Zoning Ordinance to create a new zoning classification, the R-MH Residential HUD-Code Manufactured Housing District, in compliance with the new State Law, Senate Bill (SB) 785, that goes into effect September 1, 2026.

BACKGROUND:

SB 785 made significant amendments to Section 1201.008 of the Texas Occupations Code to promote the broader placement of new HUD-code manufactured homes across municipalities in Texas. The bill aimed to reduce regulatory barriers and promote housing affordability by ensuring municipalities cannot arbitrarily exclude manufactured housing through restrictive zoning, location, or permitting practices.

Specifically, it mandates that local governments allow installation of new HUD-code manufactured homes in at least one residential zoning classification or district within their jurisdiction. The bill also sets forth conditions under which municipalities must act on installation applications within 45 days, or else the application is deemed approved by default. The Bellmead Zoning Ordinance has no allowable district, and this amendment creates a new district.

SB 785 was designed to eliminate discriminatory practices that effectively exclude manufactured housing from certain areas. Additionally, the bill disallows zoning regulations that directly or indirectly ban the installation of such homes across an entire city, ensuring that an identifiable portion of land within city limits remains accessible for this housing type. This amendment provides an opportunity for rezoning applications on properties where owners and/or developers wish to build subdivisions that allow manufactured housing.

The draft ordinance that is attached creates a stand-alone zoning district where stick-built single-family homes, duplexes, and manufactured housing are allowed. The development standards for this district are the same as for R-1, meaning streets, water, sewer, and

storm drainage would be standard, and the development intensity – the lot size – is the same as for R-1, with a minimum of 7700 square feet and 70' minimum width.

The creation of the R-MH District addresses the primary needs concerning compliance with SB 785. Historically, Chapter 12 has historically functioned as the code that provides standards, enforcement, and legacy-use regulations related to HUD-Code manufactured homes. To remove any possible confusion, slight adjustments to Chapter 12 are also recommended.

The proposed amendments to Chapter 12 are very limited and are crafted to avoid creating vested-rights issues for lawfully existing mobile homes of HUD-Code manufactured housing. The areas identified in Chapter 12 as permitting manufactured homes are “grandfathered” and will be allowed to continue. The draft ordinances present recommended changes to the ordinances.

This item was tabled at the 2-10-2026 meeting of the Planning and Zoning Commission. The Commission mentioned legal concerns relating to placement of manufactured housing in individual properties and not just creating development situations. The City Attorney advised that the draft ordinance only addresses the requirements of SB 785 and does not change current regulations concerning the placement of manufactured housing on individual lots.

ATTACHMENT(S):

Ordinance 2026-05
Ordinance 2026-06

ORDINANCE 2026-05

AN ORDINANCE BY THE CITY OF BELLMEAD, TEXAS, AMENDING THE CODE OF ORDINANCES, APPENDIX A-ZONING, TO CREATE THE NEW CLASSIFICATION OF R-MH, RESIDENTIAL HUD-CODE MANUFACTURED HOUSING DISTRICT; TO PROVIDE A REPEALING CLAUSE, TO PROVIDE A SAVINGS AND SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Texas Legislature determined that the affordability of housing in Texas was a serious concern; and

WHEREAS, the Texas legislature saw some zoning tools and special permits as a way to effectively keep manufactured homes out of a community; and

WHEREAS, SB 785 requires cities with zoning to allow new HUD-code manufactured homes by right in at least one residential zoning classification or district, so that this housing type is genuinely available inside city limits; and

WHEREAS, the City Council finds it appropriate to amend its zoning ordinance to bring it into conformance with State law.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BELLMEAD, TEXAS, THAT:

Section 1. Findings. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

Section 2. Implementation. Appendix A, Zoning, is hereby amended to incorporate the following:

Section V-3. "R-MH" Residential District (HUD-Code Manufactured Homes)

A. Purpose and Intent

This district is intended to mirror the City's R-1 One Family Dwelling District while expressly permitting new HUD-code manufactured homes by right, in compliance with Chapter 1201, Texas Occupations Code, as amended.

Non-Cumulative District. The R-MH Residential District is a stand-alone zoning district. The uses permitted in the R-MH District are permitted only on property specifically zoned R-MH and shall not be deemed permitted, accessory, or allowed by implication in any other zoning district. The R-MH District shall not be construed as cumulative or pyramidal with respect to any other residential, commercial, or industrial district.

B. Definitions

HUD-Code Manufactured Home means a manufactured home constructed in accordance with the federal manufactured housing construction and safety standards and regulated under Chapter 1201, Texas Occupations Code, as amended.

New HUD-code manufactured home means a HUD-code manufactured home that qualifies as “new” under Chapter 1201, Texas Occupations Code, as amended, and the rules adopted thereunder by the Texas Department of Housing and Community Affairs.

C. Permitted Uses (By Right)

Only the uses expressly listed in this Section are permitted within the R-MH District. All such uses are permitted by right and shall not be subject to approval by specific use permit, special permit, conditional use permit, or any other discretionary authorization. A building or premises shall be used only for the following purposes:

1. New HUD-code manufactured homes, as defined herein;
2. Single-family dwellings;
3. Churches (except temporary revivals);
4. Schools, public or private, having a curriculum equivalent to a public elementary school, high school, or institution of higher learning;
5. Public parks, playgrounds, public recreation areas, and community buildings;
6. Municipal buildings, nonprofit libraries or museums, police stations, and fire stations;
7. Customary home occupations.

Accessory structures and accessory uses customarily incidental to a permitted residential use are allowed in the R-MH District, subject to and governed by the general accessory use and accessory structure regulations set forth elsewhere in this Appendix.

D. Height Regulations

No building shall exceed two and one-half (2½) stories or thirty-five (35) feet in height, except as otherwise provided in this Appendix.

E. Area Regulations

1. Front yard setback: minimum twenty-five feet (25').
2. Side yard setback: minimum five feet (5').
3. Rear yard setback: minimum thirty feet (30').
4. Minimum lot area: 7,700 square feet.
5. Minimum lot width: 70 feet.

F. Development Standards for Manufactured Homes

New HUD-code manufactured homes located in the City shall comply with the following standards:

1. Double-wide unit with a minimum width of twenty-four (24) feet;
2. Removal of running gear, tongues, axles, and wheels at installation;
3. Predominantly double-pitched roof with a minimum 3:12 pitch and residential roofing materials;
4. Exterior siding of materials commonly used on site-built single-family dwellings;
5. Perimeter skirting constructed of masonry or materials matching the siding;
6. Covered entry or dormer on any entry visible from a public street or right-of-way;
7. Permanent foundation designed by a Texas-licensed professional engineer;
8. Compliance with all building, housing, and installation standards currently adopted by the City and applicable state law.

G. Limitation

Only new HUD-code manufactured homes, as defined by Chapter 1201, Texas Occupations Code, as amended, may be installed or placed within the R-MH District. The relocation or installation of used or previously occupied manufactured homes is prohibited.

H. Minimum Rezoning Area and Purpose

1. Minimum Rezoning Area. Property may not be rezoned to the R-MH District unless the tract proposed for rezoning consists of not less than five (5) contiguous acres, exclusive of public rights-of-way, and is suitable for residential development based on access, utilities, and compatibility with surrounding land uses.

2. Purpose of Rezoning. The R-MH District is intended to provide an area for residential development and housing opportunity. A rezoning request to R-MH shall not be approved where the purpose or effect of the rezoning is the placement of a single dwelling or the creation of an isolated residential use within an otherwise non-residential area, rather than the development of a residential area consistent with the City's zoning and land-use objectives.

I. Administration

Applications shall be reviewed and issued ministerially where the proposal complies with this Section and other applicable ordinances. No special use permit or similar discretionary approval shall be required for a permitted use in this District.

ORDINANCE 2026-06

AN ORDINANCE OF THE CITY OF BELLMEAD, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF BELLMEAD, TEXAS, INCLUDING (i) APPENDIX A, ZONING, TO CREATE A NEW R-MH, RESIDENTIAL HUD-CODE MANUFACTURED HOUSING DISTRICT, AND (ii) CHAPTER 12, MOBILE HOMES, MOBILE HOME PARKS, MANUFACTURED HOMES, AND RELATED REGULATIONS, TO PROVIDE CLARIFYING AND CONFORMING PROVISIONS CONSISTENT WITH THE R-MH DISTRICT; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Texas Legislature determined that the affordability of housing in Texas was a serious concern; and

WHEREAS, the Texas legislature saw some zoning tools and special permits as a way to effectively keep manufactured homes out of a community; and

WHEREAS, SB 785 requires cities with zoning to allow new HUD-code manufactured homes by right in at least one residential zoning classification or district, so that this housing type is genuinely available inside city limits; and

WHEREAS, the City Council finds it appropriate to amend its zoning ordinance to bring it into conformance with State law.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BELLMEAD, TEXAS, THAT:

Section 1. Findings. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

Chapter 12 is hereby amended to incorporate the following:

**Chapter 12 MOBILE HOMES, MOBILE HOME PARKS, MANUFACTURED HOMES,
ETC.¹**

¹Editor's note(s)—Ord. No. 2008-013, §§ 1, 2, adopted July 8, 2008, repealed the former Ch. 12 in its entirety, and enacted a new Ch. 12 as set out herein. The former Ch. 12 pertained to similar subject matter. See also the Code Comparative Table.

Cross reference(s)—Buildings and building regulations, Ch. 4; licenses, taxation and miscellaneous business regulations, Ch. 10; planning and development, Ch. 15; subdivisions, Ch. 20; zoning, App. A.

State law reference(s)—Texas Manufactured Housing Act, Vernon's Ann. Civ. St. art. 5221f; local requirements and restrictions on mobile homes, manufactured homes, etc., Vernon's Ann. Civ. St. art. 5221f, §§ 4(c), 4A.

ARTICLE I. IN GENERAL

Sec. 12-1. Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this article, except where the context clearly indicates a different meaning:

HUD Code manufactured home means a structure:

- (1) Constructed on or after June 15, 1976 according to the rules of the U.S. Department of Housing and Urban Development;
- (2) Built on a permanent chassis;
- (3) Designed for use as a dwelling with or without permanent foundation when the structure is connected to the required utilities;
- (4) Transportable in one or more sections; and
- (5) In the traveling mode, at least eight (8) body feet in width or at least forty (40) body feet in length or, when erected on site, at least three hundred twenty (320) square feet.

HUD Code manufactured home includes the plumbing, heating, air conditioning, and electrical systems of the home and does not include a recreational vehicle.

Manufactured home rental park means a subdivided area created for the purpose of subdividing land into lots to be rented for the placement of HUD Code manufactured homes.

Manufactured home subdivision means a housing subdivision created for the purpose of subdividing land into residential lots to be sold for the use and placement of HUD Code manufactured homes.

Mobile home means a structure:

- (1) Constructed before June 15, 1976;
- (2) Built on a permanent chassis;
- (3) Designed for use as a dwelling with or without a permanent foundation when the structure is connected to the required utilities;
- (4) Transportable in one (1) or more sections; and
- (5) In the traveling mode, at least eight (8) body feet in width or at least forty (40) body feet in length or, when erected on site, at least three hundred twenty (320) square feet.

Mobile home includes the plumbing, heating, air conditioning, and electrical systems of the home.

Pre-existing HUD Code manufactured home means a HUD Code manufactured home, as defined herein, located within the city limits of the City of Bellmead on the date of the passage of this ordinance.

Pre-existing mobile home means a mobile home, as defined herein, located within the city limits of the City of Bellmead on the date of the passage of this ordinance.

Recreational vehicle means any of the following:

- (1) A travel trailer built on a chassis with a body width of less than eight (8) feet and a body length of less than thirty-two (32) feet designed to be transported and intended for human occupancy as a dwelling for short periods of time containing limited or no kitchen or bathroom facilities;
- (2) A pickup coach designed to be mounted on a truck chassis for use as a temporary dwelling for travel, recreation, or vacation;

- (3) A motor home which is a temporary dwelling used for travel, recreation, or vacation constructed as an integral part of a self-propelled vehicle; or
- (4) A camping trailer which is a folding structure mounted on wheels and designed for travel, recreational, or vacation use.

Recreational vehicle park means any lot or tract of land designed to accommodate two (2) or more recreational vehicles as defined herein and which exists as a privately owned/operated enterprise for the purpose of realizing a monetary profit.

(Ord. No. 2008-013, § 2, 7-8-08)

Sec. 12-2. Mobile homes.

- (a) No mobile home may be installed, placed, replaced, located or relocated within the city limits. Any pre-existing mobile home located in a mobile home or manufactured home park may be replaced with a HUD Code manufactured home provided that: (1) the HUD Code manufactured home meets housing standards of the city, and (2) the HUD Code manufactured home is put into place and brought into compliance with all applicable laws within ninety (90) days of the date that the pre-existing mobile home is removed. Any pre-existing mobile home or manufactured home that is not located in a mobile home or manufactured home park may be replaced with a HUD Code manufactured home that was manufactured ten (10) years prior to the date of moving, provided that: (1) such HUD Code manufactured home meets housing standards of the city, and (2) such HUD Code manufactured home is put into place and brought into compliance with all applicable laws within ninety (90) days of the date that the pre-existing mobile or manufactured home is removed.
- (b) A pre-existing mobile home may be remodeled or reconstructed following a natural disaster or calamity that makes the mobile home uninhabitable only if the cost for remodeling or reconstruction does not exceed fifty (50) percent of the value of the pre-existing mobile home immediately prior to the remodel or reconstruction according to the latest tax rolls. Any remodeling or reconstruction of a pre-existing mobile home must be in accordance with city codes.
- (c) No pre-existing mobile home may be relocated from one (1) site to another within the city limits.
- (d) Except for pre-existing mobile homes, it shall be unlawful to park, hold or store a mobile home within the city for a period of longer than forty-eight (48) hours.

(Ord. No. 2008-013, § 2, 7-8-08; Ord. No. 2020-14, § 1, 11-10-20)

Sec. 12-3. HUD Code manufactured homes.

- (a) Except as otherwise provided herein, a HUD Code manufactured home may not be installed, placed, replaced, located, or relocated within the city limits unless such HUD Code manufactured home is located in a manufactured home subdivision or manufactured home rental park.

The zoning ordinance governs the location of HUD Code manufactured homes within the city, and this chapter establishes supplemental standards and requirements applicable where such homes are permitted by zoning.

Where HUD Code manufactured homes are permitted by zoning, permit review shall be ministerial, based solely on objective compliance with applicable codes, and processed within the timeframes required by state law.

- (b) Any pre-existing HUD Code manufactured home located within the city limits on the date of the passage of this article, but not located in a manufactured home subdivision or manufactured home rental park may remain on an existing site if it is habitable and meets minimum housing standards for the city.
- (1) The owner of a pre-existing HUD Code manufactured home may remove it from its present location and place another HUD Code manufactured home on the same property provided that the replacement HUD Code manufactured home is: (1) newer than the HUD Code manufactured home it replaces, (2) at least as large in living space as the prior manufactured home, and (3) is put into place and brought into compliance with all applicable laws within ninety (90) days of the date that the pre-existing HUD Code manufactured home is removed.
 - (2) No pre-existing HUD Code manufactured home may be relocated from one site to another within the city limits of the City of Bellmead unless the site to which the pre-existing HUD Code manufactured home is relocated is within a manufactured home subdivision or manufactured home rental park or to a place that is otherwise authorized by law.
- Nothing in this subsection or elsewhere in this chapter shall be construed to permit the relocation of a pre-existing HUD Code manufactured home onto property zoned R-MH.
- (c) No pre-existing mobile home or HUD Code manufactured home, within or outside of a manufactured home subdivision or manufactured home rental park, shall be used for any purpose other than residential habitation.
- (d) A person may not perform any installation function relating to any mobile home or HUD Code manufactured home unless such person possesses a valid certificate of registration for the installation of manufactured homes as required by state law.

(Ord. No. 2008-013, § 2, 7-8-08)

Sec. 12-4. Authorized location for manufactured home subdivisions and manufactured home rental parks.

A manufactured home subdivision and manufactured home rental park may only be located in that portion of the city currently zoned "I" Industrial and located in the area described:

Beginning at a point where Meyers Lane intersects with Oregon Street. South on Oregon Street until the street dead ends at 1501 Oregon Street. From Meyers Lane intersection with Oregon Street continuing east to Airline where the city limits intersect. Continuing south along Bowie to Concord Lane. Thence, east on Concord Lane ending at 4700 Concord Lane.

(Ord. No. 2008-013, § 2, 7-8-08; Ord. No. 2022-12, § 1, 1-10-23)

Sec. 12-5. Exceptions.

HUD Code manufactured homes that comply with the provisions of this chapter may be placed on lots located in Texas Trails Subdivision Phase I as the same was platted and existed on June 1, 2008.

(Ord. No. 2008-013, § 2, 7-8-08)

Sec. 12-6. Penalty.

Any person convicted of a violation of this chapter shall be fined not less than one dollar (\$1.00), nor more than five hundred dollars (\$500.00) for each offense. Each day the violation exists shall constitute a separate offense.

(Ord. No. 2008-013, § 2, 7-8-08)

Secs. 12-7—12-9. Reserved.

ARTICLE II. STANDARDS

Sec. 12-10. HUD Code manufactured home standards.

HUD Code manufactured homes located in the city after the date of passage of this article shall be subject to the following standards:

- (1) Any HUD Code manufactured home located within the city limits shall be a double-wide unit at least twenty-four (24) feet in width.
- (2) Running gear, tongues, axles, and wheels shall be removed from all HUD Code manufacturing homes at the time of installation.
- (3) The roof of a HUD Code manufactured home placed in the city must be predominantly double-pitched and have a minimum rise of three (3) inches for every twelve (12) inches of vertical run (3:12) roof pitch. The roof must be covered with material that is commonly used on site-built single-family dwellings within the city, including but not limited to asphalt composition shingles, fiberglass or architectural metal panels and excluding corrugated aluminum, corrugated fiberglass, or corrugated metal. The roof shall have a minimum eave projection and roof overhang of eight (8) inches.
- (4) Exterior siding shall be of a material that is commonly used on site-built single-family dwellings with the city that does not have a high gloss finish. It may include wood, cementitious board, composition, clapboard, conventional vinyl or metal siding, brick, stucco, or similar material, but excludes smooth, ribbed, or corrugated metal or plastic panels.
- (5) The perimeter of the crawlspace beneath a HUD Code manufactured home placed within the city limits shall be skirted, with openings only for crawlspace ventilation, access, and equipment operation. Skirting shall be constructed of brick, masonry, concrete, stucco, or the same material as the siding of the unit. Shrubs shall be placed along the front and sides of each HUD Code manufactured home.
- (6) A storage building shall be provided at each site and shall be installed on concrete foundation prior to the occupancy of the unit. The storage building shall be placed at the rear or side yard, constructed of low maintenance materials and, if painted, shall match the color on the unit.
- (7) Each HUD Code manufactured home located within the city limits shall have a covered entry or dormer on any entry visible from a public street or right-of-way.

(Ord. No. 2008-013, § 2, 7-8-08; Ord. No. 2023-07, § 1, 9-12-2023)

Sec. 12-11. Recreational vehicle standards.

Recreational vehicles located in the city shall be subject to the following standards:

- (1) Recreational vehicles shall be registered according to the Texas Department of Motor Vehicles (DMV).
 - a. Registration sticker shall be affixed and visible on the right side of the front window.

b. Inspection sticker shall be affixed and visible on the left side of the front window.

License plates shall be current and registered according to the DMV.

(Ord. No. 2023-07, § 1, 9-12-2023)

Secs. 12-12—12-19. Reserved.

ARTICLE III. MANUFACTURED HOME SUBDIVISIONS

Sec. 12-20. General.

- (a) Manufactured home subdivisions may be created for the purpose of subdividing land into residential lots to be sold for the use of HUD Code manufactured homes. Such subdivisions shall be of a size of not less than four (4) acres. If a preliminary plat containing more than four (4) acres is approved by the city, the subdivision may be platted into sections. The first section shall contain not less than four (4) acres. Subsequent platted areas shall be a minimum of four (4) acres each.
- (b) HUD Code manufactured homes shall be placed on individually platted lots in manufactured home subdivisions under conditions set forth herein and in compliance with platting, street and infrastructure requirements of the subdivision ordinance of this Code.
- (c) A legible note shall appear on the plat below the manufactured home subdivision name that indicates that the subdivision was platted as a manufactured home subdivision. Property owners shall be given notice that the subdivision is platted as a manufactured home subdivision.
- (d) All utilities in a manufactured home subdivision shall be located underground.
- (e) Minimum lot standards for lots in manufactured home subdivisions shall be as follows:
 - (1) Minimum lot area shall be seven thousand (7,000) square feet;
 - (2) Minimum lot width shall be one hundred (100) feet;
 - (3) Minimum lot depth shall be seventy (70) feet.
- (f) The distance between the finished grade and the bottom of the exterior walls of a HUD Code manufactured home placed on a lot shall not exceed thirty (30) inches.
- (g) The HUD Code manufactured home shall be placed facing a street and shall be located where the apparent entrance or front of the HUD Code manufactured home faces the street frontage. The entrance to the HUD Code manufactured home must be located on one (1) of the two (2) longer sides of the HUD Code manufactured home.
- (h) Any HUD Code manufactured home located in a manufactured home subdivision must be installed on a permanent foundation in accordance with Texas Department of Housing and Community Affairs (TDHCA) rules. The permanent foundation system shall be as follows:
 - (1) A continuous concrete slab with a minimum thickness of four (4) inches;
 - (2) A below grade continuous concrete beam shall be an integral part of the slab placed under the perimeter of the HUD Code manufactured home unit, and under those portions of the chassis that bear the structural load of the unit. A minimum beam dimension shall be ten (10) inches wide by twelve (12) inches deep by twelve (12) inches high or as designated and sealed by a registered professional engineer. Concrete support piers from the slab foundation to the chassis shall be installed according to the installation manual for the unit or as required by the state.
 - (3) State approved tie-down anchor shall be installed in the slab.

- (i) The placement of each HUD Code manufactured home shall conform to the following minimum front, side and rear yard setbacks:
 - (1) The front setback shall be a minimum of twenty-five (25) feet.
 - (2) The side setback on an interior lot shall be a minimum of five (5) feet.
 - (3) The side setback on an exterior lot and for lots involving double frontages or where abutting a street at the entrance of the manufactured home subdivision shall be twenty-five (25) feet.
 - (4) The depth of the rear yard shall be at least thirty (30) percent of the depth of the lot but such depth need not be more than forty (40) feet.
- (j) Two (2) paved off-street parking spaces shall be provided for each lot in a manufactured home subdivision.
- (k) Only one (1) HUD Code manufactured home shall be placed on an individual lot within a manufactured home subdivision.
- (l) Screening walls or landscaping shall enclose all manufactured home subdivisions. Screening walls shall consist of either:
 - (1) A solid wood fence or masonry wall at least six (6) feet in height, with the finished side facing out from the lot on which such fence or wall is located; or
 - (2) An all season landscape screen four (4) feet in width, densely planted with a combination of deciduous and evergreen trees and shrubs which have the initial height of three (3) feet and will attain a height of six (6) feet within thirty-six (36) months after installation.

(Ord. No. 2008-013, § 2, 7-8-08)

Secs. 12-21—12-29. Reserved.

***ARTICLE IV. MANUFACTURED HOME RENTAL PARKS AND RECREATIONAL
VEHICLE PARKS***

Sec. 12-30. License.

It shall be unlawful for any person to maintain or operate a manufactured home rental park or recreational vehicle park within the limits of the city, unless such person shall first obtain a license as issued by the building official of the city. Such license shall be valid for a period not to exceed one (1) year and is subject to renewal upon expiration.

(Ord. No. 2008-013, § 2, 7-8-08)

Sec. 12-31. License fees.

- (a) The annual license fee for each manufactured home rental park or recreational vehicle park shall be as set out in Appendix B for each manufactured home or recreational vehicle space provided with a minimum charge as set out in Appendix B.
- (b) The fee for transfer of a license shall be as set out in Appendix B.

(Ord. No. 2008-013, § 2, 7-8-08)

Sec. 12-32. Application for license.

- (a) *Application for initial license.* An application for initial development of a manufactured home rental park or recreational vehicle park shall be filed with and issued by the building official of the city. The application shall be in writing, signed by the applicant, and shall include the following:
- (1) The name and address of the applicant;
 - (2) The location and legal description of the manufactured home rental park or recreational vehicle park;
 - (3) A complete plan of the subject park in conformity with the requirements of [these regulations];
 - (4) Plans and specifications of all buildings, improvements and facilities constructed or to be constructed within the manufactured home rental park or recreational vehicle park;
 - (5) Evidence of special permit approval, if required;
 - (6) Such additional information as may be requested by the building official of the city, to facilitate a determination as to compliance of the proposed park with established legal requirements.

The building official of the city shall inspect the application and the proposed plans and specifications. In the event that the proposed manufactured home rental park or recreational vehicle park will, when constructed or altered in accordance with such plans and specifications, be in compliance with all provisions of this article and all other applicable ordinances and statues, the building official of the city shall approve the application and upon completion of the park according to the plans, shall issue the license.

In those instances in which a manufactured home rental park or recreational vehicle park is proposed for development which fails to reasonably satisfy particular requirements as herein prescribed a variance to certain of these requirements may be requested of the board of adjustment of the city. Those requirements for which a variance may be granted, in addition to the procedure governing the operation of the board of adjustment, are delineated in the zoning ordinance of the city.

- (b) *Application for renewal license.* Upon application in writing by a licensee for renewal of a license and upon payment of the annual license fee, the building official of the city shall conduct an on-site inspection of the subject manufactured home rental park or recreational vehicle park to ascertain compliance with the requirements established in this article. Subsequent to a determination of compliance, the building official of the city shall issue a certificate renewing such license for another year.
- (c) *Transfer of license.* Upon application in writing for a transfer of license, the provision of evidence of special permit transfer, if required, and payment of the license transfer fee, the building official shall issue a transfer of license.
- (d) *Expiration date of license.* All licenses issued under the terms and conditions of this article shall expire on the 31st day of December following the issuance date.
- (e) *Nonconforming manufactured home or recreational vehicle parks.* Such manufactured home rental park or recreational vehicle parks lawfully in operation on the effective date of this article and not in compliance with those regulations established herein may, upon application to the building official of the city for license renewal, be permitted to continue that operation as a nonconforming manufactured home rental park or recreational vehicle park facility. Any expansion and/or extension of said nonconforming manufactured home rental park or recreational vehicle park, however, is subject to and shall be in compliance with the regulations established in this article.

(Ord. No. 2008-013, § 2, 7-8-08)

Sec. 12-33. Development plans and specifications.

Development plans as formulated for a proposed manufactured home rental park or recreational vehicle park are to be submitted to the building official of the city. Such development plans shall exhibit on a scale of one hundred (100) feet to one (1) inch the following site improvement data:

- (1) Name of the developer;
- (2) Name of the record owner of the subject property;
- (3) Legal description of the tract to be developed;
- (4) Tract boundary lines, the precise locations and width of all existing or recorded streets, easements and other rights-of-way forming the boundary of the subject tract;
- (5) Scale, north arrow and date;
- (6) Final contour data at two-foot intervals to show drainage of the site or as approved by the city engineer;
- (7) Width of each private street or other roadway or right-of-way;
- (8) Source of water supply and layout of water system, including locations of standard fire hydrants required in [these regulations];
- (9) Method of sewage disposal and layout of sewer system;
- (10) Name of the manufactured home rental park or recreational vehicle park;
- (11) Location, dimensions and purposes of any easements;
- (12) Boundaries of each HUD Code manufactured home or recreational vehicle space;
- (13) Address assignments (numbers only) to identify individual HUD Code manufactured home or recreational vehicle spaces;
- (14) Front building setback lines on all HUD Code manufactured home spaces (not applicable to recreational vehicle parks); and
- (15) Location and quantity (in acres) of common recreation area.

(Ord. No. 2008-013, § 2, 7-8-08)

Sec. 12-34. Manufactured home rental park regulations.

The regulations described in this section govern the development, operation and maintenance of those manufactured home rental parks which exclusively accommodate HUD Code manufactured home uses as previously defined and do not provide facilities to accommodate recreational vehicles, as defined.

- (1) *Manufactured home rental park development requirements.*
 - a. The manufactured home rental park shall be located on a well-drained site, properly graded to insure adequate drainage and freedom from standing pools of water.
 - b. HUD Code manufactured home spaces shall be provided consisting of a minimum of five thousand (5,000) square feet for each space which shall be at least fifty (50) feet wide and clearly defined, provided, however, that manufactured home rental parks in existence on the effective date of this article which provide spaces having a width or area less than that above prescribed may continue to operate with spaces of the existing width and area, but in no event shall a space be less than twenty-five (25) feet wide and have an area of less than twelve hundred fifty (1,250) square feet.

- c. HUD Code manufactured homes shall be placed on each lot so that irrespective of spatial orientation, a twenty-foot separation shall be provided between HUD Code manufactured homes. The setback from a side lot line shall be at least ten (10) feet. No HUD Code manufactured home shall be located closer than fifteen (15) feet from any building, right-of-way or any property line boundary bounding the park.
- d. All spaces shall abut upon a paved driveway of not less than twenty (20) feet in width, which shall have unobstructed access to a public street, alley or highway. Paved off-street parking facilities in the ratio of two (2) spaces for each HUD Code manufactured home space shall be provided. Such parking facilities shall be included to satisfy the minimum space area requirement and shall be considered when determining separation between HUD Code manufactured homes.
- e. Walkways not less than three (3) feet wide shall be provide from the HUD Code manufactured home spaces to the service buildings and/or common recreation area.
- f. All driveways and walkways within the park shall be constructed of asphalt, brick or concrete and shall be lighted with guard lights located at intervals of not more than two hundred fifty (250) feet.
- g. It shall be unlawful for any person operating a manufactured home rental park or occupying a HUD Code manufactured home in a manufactured home rental park to construct or permit to be constructed within such park any site-built addition to a HUD Code manufactured home. Manufactured components and awnings of canvas or metal, suitably constructed, may be attached or abutted to a HUD Code manufactured home.
- h. One accessory building per HUD Code manufactured home space shall be permitted, provided that said building is located within a rear or side yard and is not placed within two (2) feet of any lot line.
- i. The distance from any part of a HUD Code manufactured home to an internal road or street shall be at minimum fifteen (15) feet.
- j. Not less than eight (8) percent of the gross land area within the manufactured home rental park site is to be utilized for common recreation purposes. No particular recreation site shall be comprised of less than twenty-five hundred (2,500) square feet.
- k. All site-built structures located within the manufactured home rental park shall be constructed and/or placed in compliance with the technical codes of the city.
- l. The manufactured home rental park development plan shall comply with all applicable requirements as stated in the subdivision ordinance of the city.
- m. Any HUD Code manufactured home located in a manufactured home rental park must be installed on a permanent foundation in accordance with Texas Department of Housing and Community Affairs (TDHCA) rules. The permanent foundation system shall be as follows:
 - 1. A continuous concrete slab with a minimum thickness of four (4) inches;
 - 2. A below grade continuous concrete beam shall be an integral part of the slab placed under the perimeter of the HUD Code manufactured home unit, and under those portions of the chassis that bear the structural load of the unit. A minimum beam dimension shall be ten (10) inches wide by twelve (12) inches deep by twelve (12) inches high or as designated and sealed by a registered professional engineer. Concrete support piers from the slab foundation to the chassis shall be installed according to the installation manual for the unit or as required by the state.
 - 3. State approved tie-down anchor shall be installed in the slab.
- n. Screening walls or landscaping shall enclose all manufactured home rental parks. Screening walls shall consist of either:

1. A solid wood fence or masonry wall at least six (6) feet in height, with the finished side facing out from the lot on which such fence or wall is located; or
 2. An all season landscape screen four (4) feet in width, densely planted with a combination of deciduous and evergreen trees and shrubs which have the initial height of three (3) feet and will attain a height of six (6) feet within thirty-six (36) months after installation.
- (2) *Service buildings (laundry and sanitation facilities).*
- a. The provision of common laundry facilities is not required in manufactured home rental parks exclusively serving HUD Code manufactured home uses, as previously defined. In the event that common laundry facilities are to be provided within a manufactured home rental park, toilet and lavatory accommodations are to be afforded in accordance with the technical codes of the city and other applicable law. If common facilities are provided, the owner/operator of the manufactured home rental park shall provide security measures sufficient to assure the safety of the residents using such facilities.
 - b. The provision of sanitation facilities (i.e. showers, dressing accommodations, toilets, lavatories) is not required in manufactured home rental parks exclusively serving manufactured home uses as previously defined.
- (3) *[Restrictions.]* No mobile home may be placed or brought into a manufactured home rental park after the date of the passage of this article.

(Ord. No. 2008-013, § 2, 7-8-08)

Sec. 12-35. Recreational vehicle park regulations.

The regulations described in this section govern the development, operation and maintenance of recreational vehicle parks, as previously defined.

- (1) *Recreational vehicle park development requirements.* Recreational vehicle parks shall be developed to conform to those requirements as herein delineated:
- a. Recreational vehicle parks shall be designed so as not to exceed a maximum of twenty (20) units per acre.
 - b. No minimum area is established for a recreational vehicle space except that utility hookups shall be located such that a ten-foot clearance shall be maintained between recreational vehicles when parked.
 - c. Not less than eight (8) percent of the gross land area within the park site is to be utilized for common recreation purposes.
 - d. Internal streets shall be paved and shall exhibit the appropriate dimensions as required in the following:
 1. One-way, no parking (acceptable only if park provides less than twenty-five (25) spaces): eleven (11) feet.
 2. One-way, parking on one (1) side only (acceptable only if park provides less than fifty (50) spaces): eighteen (18) feet.
 3. Two-way, no parking: twenty-four (24) feet.
 4. Two-way, parking on one (1) side only: twenty-seven (27) feet.
 5. Two-way, parking on either side: thirty-four (34) feet.
 - e. Parking facilities shall be provided at the park office as will accommodate a minimum of two (2) recreational vehicles.

- f. Each recreational vehicle space shall afford parking and maneuvering space sufficient such that the parking, loading, etc. of recreational vehicles shall not necessitate the use of any public right-of-way or privately-owned property which may abut the park.
 - g. Each recreational vehicle space provided with electrical service shall be so served through an underground distribution system. The park office and/or service buildings may receive electrical service as provided through overhead facilities.
 - h. Each recreational vehicle park shall provide, at minimum, one (1) sanitary disposal site (dump station) which discharge into the city sewage system.
 - i. All site-built structures located within the recreational vehicle park shall be constructed and/or placed in compliance with the technical codes of the city.
 - j. The recreational vehicle park development plan shall comply with all applicable requirements as stated in the subdivision ordinance of the city.
- (2) *Service buildings (laundry and sanitation facilities).* Each recreational vehicle park shall provide one (1) or more service buildings for the use of park patrons.
- a. Said service buildings shall provide for:
 - 1. One (1) flush toilet for women.
 - 2. One (1) flush toilet for men.
 - 3. One (1) lavatory for each sex.
 - 4. One (1) shower and dressing accommodations for each sex, provided in an individual compartment or stall.
 - 5. One (1) washing machine.
 - 6. One (1) slop sink, not less than fourteen (14) by fourteen (14) inches square and fourteen (14) inches deep.

The aforementioned amenities shall accommodate not more than twelve (12) recreational vehicle spaces. For each additional ten (10) recreational vehicle spaces or fraction thereof, one (1) flush toilet, one (1) shower with individual dressing accommodations, with one (1) lavatory shall be provided for each six (6), with laundry and slop sink facilities as described in items 5. and 6. to be provided for each additional twelve (12) recreational vehicle spaces.

- b. Service buildings providing the aforementioned facilities shall satisfy the following requirements:
 - 1. Service buildings housing sanitation and/or laundry facilities shall be permanent structures which comply with all applicable laws and ordinances regulating buildings, electrical installation, plumbing and sanitation systems.
 - 2. Service buildings shall afford appropriate illumination, shall be well ventilated with screened openings, shall be constructed of such moisture-proof material, to include painted woodwork, as shall permit frequent cleaning and washing, and shall be maintained at a temperature of sixty-eight (68) degrees during the period October 1 through May 1. Floors shall be constructed of concrete or other equally impervious material, easily cleanable, and provided with floor drains which are connected to the sanitary sewer.
 - 3. 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.
 - 4. All service buildings and park grounds shall be maintained in a clean, sightly condition and kept free of any condition that will menace the health of any occupant or the public or constitute a nuisance.

5. Service buildings housing sanitation facilities shall be located no closer than fifteen (15) feet nor farther than two hundred (200) feet from any recreational vehicle space within the park.
6. The owner/operator of the recreational vehicle park shall provide security measures adequate to assure the safety of residents using its laundry and sanitation facilities.

(Ord. No. 2008-013, § 2, 7-8-08)

Sec. 12-36. Combined accommodations.

In the event a manufactured home rental park is proposed to provide facilities to accommodate recreational vehicles, the following regulations shall apply:

- (1) Those accommodations serving the recreational vehicles and HUD Code manufactured homes shall be physically separate and distinct, with the recreational vehicle facilities provided separate access to a public right-of-way such that recreational vehicle traffic does not intrude into the residential portion of the park occupied by HUD Code manufactured homes.
 - a. Within those portions of the manufactured home rental park proposed for recreational vehicle use, those requirements as specified in VI(F), Recreational Vehicle Park Regulations, shall apply.
 - b. Within those portions of the manufactured home rental park proposed for manufactured home use, those requirements as specified in VI(E), Manufactured Home Rental Park Regulations, shall apply.

(Ord. No. 2008-013, § 2, 7-8-08)

Sec. 12-37. Water supply.

Manufactured home rental parks and recreational vehicle parks shall provide an adequate supply of pure water to all HUD Code manufactured home or recreational vehicle spaces within said parks in accordance with applicable ordinances. Each individual HUD Code manufactured home space shall be provided with a cold water tap not less than four (4) inches above the ground.

All plumbing work performed within a (manufactured) home or recreational vehicle park shall comply in all respects with the requirements of the city plumbing code.

(Ord. No. 2008-013, § 2, 7-8-08)

Sec. 12-38. Sewage disposal.

- (a) Waste water from showers, bath tubs, flush toilets, lavatories, and laundry facilities within the service and/or other buildings within the manufactured home rental park or recreational vehicle park, in addition to dump station facilities, shall be discharged into a public sewer system in compliance with applicable ordinances.
- (b) Each HUD Code manufactured home or recreational vehicle space located within a (manufactured) home rental park or recreational vehicle park facility shall be provided a sewer connection not less than four (4) inches in diameter. The sewer connection in each HUD Code manufactured home or recreational vehicle space shall discharge waste water into a public sewer system in compliance with applicable ordinances.

(Ord. No. 2008-013, § 2, 7-8-08)

Sec. 12-39. Electrical service.

Electrical service to individual HUD Code manufactured home spaces and recreational vehicle spaces, in addition to any service and/or office buildings, shall conform to those requirements specified in the electrical code adopted for use by the city.

(Ord. No. 2008-013, § 2, 7-8-08)

Sec. 12-40. Garbage receptacles.

Within manufactured home rental parks or recreational vehicle parks, trash dumpsters and/or garbage cans possessing secure covers shall be provided in quantities adequate to permit disposal of all garbage and rubbish. Such garbage receptacles shall be located not farther than three hundred (300) feet from any HUD Code manufactured home or recreational vehicle space. These receptacles shall be maintained in sanitary conditions at all times. Garbage and rubbish shall be collected and disposed of as frequently as may be necessary to ensure that said receptacles shall not overflow. Fees for collection and disposal of garbage shall be in accordance with the applicable ordinance governing and regulating refuse services.

(Ord. No. 2008-013, § 2, 7-8-08)

Sec. 12-41. Fire protection.

- (a) *Fire extinguishing equipment required.* Each manufactured home rental park or recreational vehicle park shall be equipped at all times with fire extinguishing equipment in good working order, of such type, size and number and so located within the park as to satisfy applicable regulations as stated in the fire codes of the city. No open fires shall be permitted in any place which may endanger life or property. No open fires shall be unattended at any time.
- (b) *Fire hydrants required.* Standard fire hydrants, in workable condition, shall be located within five hundred (500) feet of each HUD Code manufactured home or recreational vehicle space. All such fire hydrants shall be connected to not less than a six-inch diameter water line.

(Ord. No. 2008-013, § 2, 7-8-08)

Sec. 12-42. Individual space numbering system required.

Within all manufactured home rental parks and recreational vehicle parks, each HUD Code manufactured home or recreational vehicle space shall be assigned a unique number description. Such numbering shall be not less than four (4) inches by two (2) inches in size and of a reflecting material and shall be displayed on the manufactured home or recreational vehicle space in a conspicuous location, visible from the internal circulation road which abuts the front yard of the manufactured home or recreational vehicle space.

(Ord. No. 2008-013, § 2, 7-8-08)

Sec. 12-43. Park directory required.

All manufactured home rental parks or recreational vehicle parks, as herein defined, shall provide in a conspicuous location at each entrance to a public right-of-way a diagram displaying the location of each HUD Code manufactured home or recreational vehicle space within the park. The location of such diagram shall be identified by a blue light which will be clearly visible to anyone entering the park. The diagram of the park layout shall be enclosed in a weatherproof facility.

(Ord. No. 2008-013, § 2, 7-8-08)

Sec. 12-44. Animals and pets.

No owner or person in charge of any dog, cat or other pet animal shall permit such animal to run at large or commit any nuisance within the limits of any manufactured home rental park or recreational vehicle park.

(Ord. No. 2008-013, § 2, 7-8-08)

Sec. 12-45. Register of occupants.

It shall be the duty of each licensee to maintain a register containing a record of all HUD Code manufactured home or recreational vehicle owners/occupants located within the manufactured home rental parks or recreational vehicle parks. The register shall contain the following information:

- (1) The name and address of each HUD Code manufactured home or recreational vehicle occupant;
- (2) The name and address of the owner of each HUD Code manufactured home or recreational vehicle within the park;
- (3) The make, model, year, and license number or identification number of each home or recreational vehicle located within the park; and
- (4) The date of arrival and of departure of each HUD Code manufactured home or recreational vehicle.

The park shall keep the register available for inspection at all times by law enforcement officers, public health officials, and other officials whose duties necessitate acquisition of the information contained in the register. The register record for each occupant registered shall not be destroyed for a period of three (3) years following the date of departure of the registrant from the park.

(Ord. No. 2008-013, § 2, 7-8-08)

Sec. 12-46. Supervision.

The licensee, or duly authorized attendant or caretaker, shall be in charge at all times to maintain the manufactured home rental or recreational vehicle park, its facilities and equipment in a clean, orderly and sanitary condition. The attendant or caretaker shall be answerable, with the licensee, for the violation of any provision of this article to which the licensee is subject.

(Ord. No. 2008-013, § 2, 7-8-08)

Sec. 12-47. Violations.

- (a) Where the building official or his agent determines that the operation of a manufactured home rental park or recreational vehicle park violates some provision of this article, or any other provision of this Code, a complaint may be filed in the municipal court for the city against either the owner or the operator of the park or both.
- (b) Where the building official or his agent determines that the operation of a manufactured home rental park or recreational vehicle park violates some provision of this article, he may suspend the park's license to operate until such time as the park complies with the article. The licensee may appeal this suspension to the zoning board of adjustment of the city as provided for in the zoning ordinance. Operation of a park while the license is suspended shall constitute a violation of this article for the purposes of subsection (a) above.

(Ord. No. 2008-013, § 2, 7-8-08)

Sec. 12-48. Posting of license.

The license certificate shall at all times be conspicuously posted in the office of or on the premises of the manufactured home rental park or recreational vehicle park.

(Ord. No. 2008-013, § 2, 7-8-08)