



Ordinance No. 131

AN ORDINANCE OF THE CITY OF PATTISON REPEALING ORDINANCE NO. 123 AND REPLACING SAID ORDINANCE WITH THIS ORDINANCE WHICH PROHIBITS THE PLACEMENT OF MOBILE HOMES AND MANUFACTURED HOMES WITHIN THE CITY OF PATTISON; MAKING EXCEPTION FOR THE PLACEMENT OF MANUFACTURED HOMES IN A MANUFACTURED HOME PARK OR A MANUFACTURED HOME SUBDIVISION; PROVIDING PROCEDURES FOR THE PLATTING OF MANUFACTURED HOME PARKS AND MANUFACTURED HOME SUBDIVISIONS; REQUIRING A LICENSE TO OPERATE A MANUFACTURED HOME PARK; ESTABLISHING PLACEMENT PERMITS; ESTABLISHING REQUIREMENTS FOR THE PLACEMENT OF RECREATIONAL VEHICLES WITHIN THE CITY OF PATTISON; PROVIDING FOR DEFINITIONS; ESTABLISHING PENALTIES FOR THE VIOLATION OF THIS ORDINANCE.

WHEREAS, it is the intention of the City Council with this ordinance to prohibit the placement of mobile homes and manufactured homes within the City limits of the City of Pattison; and provide for guidelines for the placement of manufactured homes within manufactured home parks and manufactured home subdivisions both within the City limits and within the City's extraterritorial jurisdiction, and to provide guidelines for recreational vehicles within the incorporated limits of the City of Pattison, and;

WHEREAS, it is the City Council's intention with this ordinance to provide for the orderly, safe, and healthful development of the City regarding the placement of manufactured homes within the City limits and the extraterritorial jurisdiction of the City and thereby providing for platting requirements and design standards for such development; and

WHEREAS, it is the City Council's intention with this ordinance to repeal the following ordinance: ordinance 123 passed and approved April 16th, 2019.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF PATTISON the following ordinance is hereby adopted.

Article I. Repeal of Ordinances.

The following ordinances are repealed: Ordinance 123 approved April 16, 2019.

Article II. Definitions.

1. **Accessory** shall mean any structural addition to a manufactured home including, without limitation, awnings, cabanas, decks, Florida rooms, porches, ramadas, storage cabinets and similar appurtenant structures.
2. **Building Codes** shall mean the International Building Code, International Residential Code, National Electrical Code, International Property Maintenance Code, and all other



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codes adopted by the City of Pattison that are applicable to residential and commercial buildings and structures.

3. **Building Official** shall mean a person(s) appointed by City Council and charged with the authority to administer and enforce this ordinance, or a designated representative.
4. **Days** shall, when referencing a period of time, mean calendar days, all days of the month including weekends and holidays.
5. **Business Days** shall be days of the week that the City of Pattison, Texas normally conducts business as approved by the City Council.
6. **Extraterritorial Jurisdiction** shall mean the unincorporated area that is contiguous to the corporate boundaries of the City of Pattison.
7. **HUD-code manufactured home** shall mean a structure constructed on or after June 15, 1976, according to the rules of the United States Department of Housing and Urban Development, transportable in one (1) or more sections, which in the traveling mode, is eight (8) body feet or more in width or forty (40) body feet or more in length, or when erected on sites three hundred twenty (320) or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning and electrical systems, and does not include a recreational vehicle as defined by 24 C.F.R. Section 3282.8(g).
8. **Installation** means the permanent construction of the foundation system and the placement of a manufactured home or manufactured home component on the foundation. The term includes supporting, blocking, leveling, securing, anchoring, and properly connecting multiple or expandable sections or components and making minor adjustments.
9. **Mobile home** shall mean a structure that was constructed before June 15, 1976, transportable in one or more sections which, in the traveling mode, is eight (8) body feet or more in width or forty (40) body feet or more in length, or when erected on site, is three hundred twenty (320) feet or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing heating, air conditioning and electrical systems contained therein.
10. **Manufactured home park** shall mean a contiguous development of land under single entity ownership which has been planned and improved for the placement of manufactured homes, upon which two or more manufactured homes are located in accordance with all applicable codes, ordinances, laws, rules and regulations.
11. **Manufactured home subdivision** shall mean a duly recorded subdivision for manufactured homes approved by the City in accordance with all applicable codes, ordinances, laws, rules and regulations.
12. **Recreational vehicles (RVs)** means a unit which contains facilities for either sleeping or temporary living quarters, or both, and which has its own motive power or is designed to



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be mounted on or towed by another motor vehicle. The term "recreational vehicle" shall include but not be limited to a motor home, truck camper, travel trailer and camping trailer; provided, however, a recreational vehicle shall not include a boat, a mobile home or modular home. Types of RVs include but not limited to camping trailers, motor homes, travel trailers, and truck campers.

13. **Skirt** shall mean concealment from view of the under carriage on all sides of a manufactured home. Skirting must be accomplished with masonry or high-quality vinyl material and color which matches the exterior of the manufactured home and approved by the City.
14. **Solid fence** shall mean any fence constructed of solid wood, stone, masonry, or other material that has been pre-approved by the City.
15. **Subdivision** shall mean any division of property for which a plat is required to be approved and recorded under the provision of Chapter 42 and Chapter 212 of the Texas Local Government Code. The word subdivision shall mean any division of any tract of land situated within the corporate limits of the City or within the City's extra territorial area of such limits, into two (2) or more parts for the purpose of laying out any subdivision of any tract of land including any addition to the City or for laying out suburban lots or building lots, or any other lots, or to lay out streets, alleys, squares, parks, or other parts or other portions intended for public or for use of purchasers or owners of lots fronting on or adjacent to the streets, alleys, squares, parks or other parts, must have a plat prepared. Subdivision shall include re-subdivision and when in context, shall relate to the process of subdividing or to the land or area subdivided. A division of a tract includes a division regardless of whether it is made by using a metes and bounds description in a deed of conveyance or in a contract for a deed, by using a contract of sale or other executory contract to convey, or by using any other method. A subdivision, subject to the regulations of this ordinance, shall not include a division of land into parts greater than five (5) acres, where each part has access and no public improvement is being dedicated. Reference the Subdivision Ordinance for the City of Pattison for further details.

Article III. City Council Authority and Notices.

Section A. City Council Authority.

Except as otherwise specified in this chapter, the City Council for the City of Pattison has power and authority to approve permits and licenses required pursuant to this ordinance. The City Council shall also have the authority to establish reasonable and necessary administrative rules and regulations to enforce the requirements of this ordinance, such as the place where license and permit applications will be received and the times when inspections will be made.

Section B. Notices and Orders.

At the direction of the City Council, the City Building Official, or designee shall issue all necessary notices or orders to remove or abate illegal or unsafe conditions and to ensure



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compliance with all the requirements of this ordinance for the safety, health and general welfare of the public.

Section C. Compliance, Abatement and Building Codes.

1. When any person shall be notified by a written notice by the City that any condition may exist or work being done by him as owner, agent, or in any other capacity, is in violation of the provisions of this ordinance, it shall be his duty to abate the violation within the time specified in the written notice. Such time shall not exceed thirty (30) days. In the event legitimate circumstances exist preventing compliance within the specified thirty (30) day period, the building official may extend the compliance time for a period as may be reasonably determined by the building official. The City may provide for immediate compliance when a serious threat to life or substantial damage to property may exist.
2. All placements of manufactured homes within the City of Pattison, inside a manufactured home park and/or a manufactured home subdivision, shall comply with all current and applicable building codes.
 1. Any condition caused or permitted to exist in violation of any of the provisions of this ordinance shall be deemed a public nuisance and may be abated by the City as provided by law.
 2. In addition to the remedies as herein provided, the City may at any time seek such injunctive relief and use all legal remedies available to the City as shall be necessary to ensure compliance with the terms and provisions of this ordinance.
 - a. Pursuant to Texas Local Government Code section 54.001:
 1. A violation of this ordinance is punishable by a fine not exceeding two thousand dollars (\$2,000.00) for violations of a rule, ordinance, or police regulation that governs fire safety, public safety, zoning, and public health and sanitation, other than dumping of refuse.
 2. All other violations shall be punished by a fine not exceeding five hundred dollars (\$500.00), but no penalty shall be more or less than the penalty provided by state law for the same offense.
 - b. Furthermore, each day that a violation continues after due notice has been served shall be deemed a separate offense.
3. In addition to the imposition of the penalties herein described, the Building Official is authorized to institute appropriate action to prevent unlawful construction or to restrain, correct or abate a violation; or to prevent illegal occupancy of a structure or premises; or to stop an illegal act, conduct of business or occupancy of a structure on or about any premises.
4. Any person, corporation, or partnership who permits, aids, assists or employs another person, corporation or partnership in doing any prohibited act or failing to do any act as shall be required in this ordinance shall be deemed in violation as if such person or corporation had actually committed such act or failed to actually perform such act as



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herein required. Such person, corporate or partnership, representative need not actually be present at the time of the violation; and a person, corporation or partnership may be deemed in violation whenever the act of permitting, aiding, assisting or employing occurs before or after the violation.

Article IV. Prohibition of Manufactured Homes.

Section A. Manufactured Homes Prohibited in the City.

1. It shall be unlawful for any person to place, or maintain a mobile home or manufactured home in any location within the incorporated limits of the City of Pattison, other than in a properly approved and platted manufactured home park, or a platted and approved manufactured home subdivision that is within the incorporated limits of the City of Pattison or within a properly approved and platted manufactured home park or a platted and approved manufactured home subdivision that is within the extraterritorial jurisdiction of the City of Pattison.
2. This provision is prospective and shall not apply to any mobile home or manufactured home legally permitted and used, and occupied as a residential dwelling within the City provided that such occupation was lawful and that the continued occupation thereof does not possess a significant danger to the health or safety of persons within the mobile home or to others.
3. Any mobile home or manufactured home legally located on a site and occupied as a residential dwelling in the City prior to the passage of this ordinance shall be allowed to remain on the site that it is currently located on, but shall not be moved to another site or replaced with another mobile home or manufactured home under any circumstance, except as provided in Section B.

Section B. Exception - Replacement of Mobile and Manufactured Homes.

1. A permit may be granted by the City for replacement of an existing mobile or manufactured home, provided that the mobile or manufactured home being replaced has been used or occupied continuously as a single-family residential dwelling by the person seeking the permit, and such replacement manufactured home can meet the setback distance requirements.
2. A mobile home, legally occupied as a residential dwelling within the City, may be granted a permit for replacement with a HUD-code manufactured home, provided the manufactured home is less than 5 years old and the placement of such replacement manufactured home can meet the setback distance requirements and is in compliance with the Texas Manufactured Housing Standards Act, has a legal title or TDHCA Statement of Ownership and Location Form, a valid HUD Label or Texas Seal, has not been altered as defined by the Texas Manufactured Housing Standards Act.
3. Application for a replacement permit must be made within one hundred-eighty (180) days of the date the manufactured home being replaced has been vacated.
4. Application for a replacement permit must be made within one hundred-eighty (180) days



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of the date the manufactured home being replaced has been removed, damaged or destroyed.

5. The approved permit for replacement is valid for one hundred-eighty (180) days from the date of issuance and becomes invalid after such time.
6. The manufactured home must be placed on the same site as the mobile home or manufactured home being replaced that was removed, damaged or destroyed.

Article V. Hardship Permit Procedure.

Section A. Hardship Permits.

The City Council may issue a hardship permit to place a manufactured home on a lot, tract or parcel of land located outside a manufactured home park, or manufactured home subdivision when it is found that there would be serious hardship if a manufactured home could not be placed on the site and there is no permanent housing available that could fulfill the need. The grounds for granting of such a permit include, but are not limited to the following:

1. Illness in the family or of relatives of the applicant.
2. Temporary economic hardship that would only be relieved by temporary use of the manufactured home outside a manufactured home park or subdivision.
3. The applicant shall have the burden of showing the need for a hardship permit by clear and convincing evidence.
4. The permit shall be granted for a period of time necessary to relieve the hardship which would result if no permit were granted; provided, however, such permit shall not be valid for more than one year.

Section B. Revocation of Hardship Permit.

1. The City Council shall have the right to revoke a hardship permit on a finding that the facts set forth in the application were untrue or incorrect or that the grounds upon which the issuance of the hardship permit was based are no longer operative.
2. The City Council shall schedule a revocation hearing. Written notice of the date, time and place thereof shall be mailed to the permittee by certified United States mail, postage prepaid, return receipt requested, addressed to the address set forth on the application. Such notice shall be mailed at least ten (10) days prior to the date of hearing, shall set forth the grounds upon which revocation will be sought in sufficient detail to advise the permittee thereof and shall advise the permittee of his right to be present in person and through counsel to present evidence and cross examine witnesses appearing at such hearing.
3. If the City Council determines by a majority vote that grounds for revocation exist, it shall order the hardship permit revoked by written decision. A copy thereof shall be furnished the permittee.
4. The decision of the City Council shall be final.



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5. The manufactured homeowner shall have thirty (30) days from the date that the Council determine that the hardship permit shall be revoked to remove the manufactured home from the City. If the owner fails to remove the home, the City may abate the manufactured home as a nuisance or utilize all legal remedies available to the City to have the manufactured home removed

Article VI. Placement/Occupancy Permit and Permit Fee.

Section A. Application for a Placement/Occupancy Permit.

It shall be unlawful for any person to use, occupy or re-occupy in whole or in part any manufactured home which has been placed, replaced or re-occupied within the City until and unless the placement/occupancy permit therefor has been issued, finalized and a Certificate of Occupancy has been issued by the Building Official.

Any person desiring to place or re-occupy a manufactured home in a manufactured home park or subdivision, or a person who has been granted a hardship permit from the City or is replacing or re-occupying a mobile home with a HUD-code manufactured home, shall first make application providing the following information to the City:

1. A description of the manufactured home by dimensions, manufacturer and serial or identification number.
2. The name and address of the person having title to the manufactured home and a copy of the title or TDHCA Statement of Ownership and Location Form (S.O.L.).
3. The date of manufacture of the manufactured home.
4. The manufactured home shall only be replaced with a manufactured home that is less than 5 years old.
5. Whether the manufactured home has affixed to it a seal, label, or decal certifying its compliance with standard adopted by State and Federal standards or a seal or label or decal issued by another state certifying its compliance with standards promulgated for manufactured homes by the United States Department of Housing and Urban Development.
6. If the manufactured home has affixed to it a seal, label or decal as alterations to the manufactured home, the applicant shall certify whether there have been any alterations to the manufactured home since the seal, label or decal was affixed.
7. The proposed location of the manufactured home by legal description, plot plan, diagram or other means which is adequate to advise the City of the exact placement and its relationship to property lines and other structures.
 - a. If outside a manufactured home subdivision, licensed park, or the park lot is not well defined then:
 - i. A survey of the property must accompany the application.
 - ii. A site plan showing the proposed location shall be submitted with the application.



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- iii. Utility locations shall be shown on the site plan.
8. The license number of the manufactured home park operator if the manufactured home is to be placed in a manufactured home park.
9. Any information necessary to determine compliance with any applicable regulations pertaining to flood-prone areas.
10. The utilities to be provided to the manufactured home and the source and availability thereof.
11. Notice of installation shall be given to the City Building Official no later than thirty (30) days after installation is complete. Failure to provide this information may result in revocation of the placement permit and immediate removal of the manufactured home.
12. Any additional information the City finds will aid them in the enforcement of this ordinance or other laws applicable to manufactured homes.
13. The application shall be signed by the owner of the manufactured home or his agent, and if the manufactured home is to be placed outside a manufactured home park with a hardship permit, the owner of the land on which the manufactured home is to be located.

Section B. Finalization of Placement/Occupancy Permit.

Except as otherwise specifically provided in this ordinance, it shall be unlawful for any person to make use of any utility service or to furnish any utility service to any manufactured home which has been placed or replaced within the City until and unless the placement permit therefor has been issued and finalized. A placement permit shall be finalized by the City Council or designee and occupancy of the manufactured home shall be authorized when:

1. The applicant has obtained all applicable permits and inspections under this ordinance and any building codes adopted by the City, or any applicable state codes.
2. The Building Official has found that the manufactured home and its placement meet all applicable requirements of the City's ordinances and all state laws enforceable by the City.

Section C. Placement Inspection and Fees.

Each manufactured home placed within a manufacture home park or subdivision, authorized to be replaced, or placed pursuant to a hardship permit shall be inspected by the Building Official to determine that its placement is in accordance with the provisions of this ordinance.

Fees shall be established by Resolution by the City of Pattison, City Council.

Article VII. Manufactured Homes Standards.

The following are minimum requirements for occupancy of a manufactured home:

1. Use and occupancy is limited to single-family residential only.
2. Manufactured home is habitable only if there is no defect or deterioration in or damage to the home that creates a dangerous situation; the plumbing, heating, and electrical systems are in safe working order; the walls, floor, and roof are free from a substantial



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opening that was not designed, are structurally sound, and all exterior doors and windows are in place and operate properly.

3. Alterations and additions shall not be made to manufactured homes which are not approved by HUD and/or TDHCA Standards/Rules and no person shall repair or otherwise alter a used manufactured home or replace a component or system of a used manufactured home in a way that makes the home not habitable.
4. Shall be skirted with material approved by the City.
5. All manufactured homes must have adequate tie downs and properly maintained as required by federal, and state statute, and regulations pertaining to manufactured housing.
6. The area under a manufactured home shall not be used for storage.
7. Grounds, buildings, and structures in and around manufactured homes shall be maintained free of accumulations of debris, over-growth of brush, weeds and grass, and be free from breeding places for flies, mosquitoes, rodent harborage, and other pests.
8. No person shall keep, store or allow any junk vehicle to remain on or near the premises of a manufactured home.
9. Maintain safe and sanitary utility connections.
10. Water. Adequate, safe and potable supply of water shall be made available and properly connected to the public water supply system or an existing well. If neither a public water supply or well is available, then a permit from the Texas Commission on Environmental Quality (TCEQ) shall be obtained to install a well.
11. On-site sewage facility. The City currently has an interlocal agreement with Waller County for approval of all on-site sewage facilities. The City must be provided Waller County's permit approval of on-site sewage facilities prior to construction. The wastewater system and materials must be installed in accordance with applicable codes, regulations and statutes adopted by Waller County and TCEQ;
12. All manufactured homes shall have and maintain adequate access upon and/or to a street or driveway.
13. All manufactured homes shall have and maintain a minimum of three (3) on-site parking and (2) two off-street parking spaces. For the purpose of this section, the minimum dimensions of each parking space shall be 9 feet by 20 feet; provided, however two (2) spaces adjacent to the other shall not be less than 18 feet by 20 feet if side by side, and not less than 12 feet by 40 feet if aligned linearly.
14. A plan submittal is required for all structures to be constructed or placed in conjunction with a manufactured home.
15. Accessory structures may not be allowed outside the building lines.
16. Accessory structures shall not obstruct required openings for light and ventilation of the manufactured home and shall not prevent inspection of manufactured home equipment and utility connections.



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17. Electrical circuits supplying the accessory structure shall be independent of the circuit supplying the manufactured home.
18. The electric meter-can shall be permanently labeled with the correct address of the lot.
19. The use of fuel oil, liquid propane, liquefied petroleum gas, butane, or other alternative fuels shall be allowed for use to serve or supply building systems or appliances. All fuel storage tanks must be buried underground. Regardless of the tank size, all tanks must be located so that the filling connection and fixed liquid level gauge are at least 10 feet from the external source of ignition intake to direct vented gas appliance or intake to a mechanical ventilation system. Minimum distances from underground tanks shall be measured from the relief valve and filling or level gauge vent connection at the tank except that no part of an underground tank shall be less than 10 feet from a building or line of adjoining property which may be built upon. Where the tank may be subject to abrasive action or physical damage due to vehicular traffic or other causes, it must be either a) placed not less than 2 feet below grade or b) otherwise protected against such physical damage.
20. Each manufactured home shall have the correct address displayed on the street side of the home where it can be easily and clearly seen from the center of the street.
21. Approved smoke alarms shall be installed inside each bedroom and outside each sleeping area.
22. Approved carbon monoxide alarm(s) shall be installed outside each sleeping area.
23. All exits from the home shall have an approved method of egress and be properly maintained at all times.

Article VIII. Manufactured Home Park Standards.

A manufactured home park may be located in the City provided:

1. That the City's subdivision ordinance pertaining to platting and applicable building standards shall be complied with. In addition to all required restrictions and regulations contained in the ordinance, the manufactured home park shall comply with all of the City's applicable building and design regulations for roads, open space, water and sewer.
2. That the use and occupancy is limited to single-family residential only and no part of the park shall be used for nonresidential purposes, except such uses that are required for the direct servicing and well-being of park residents and for the management and maintenance of the park and the required park office. The office shall keep copies of all records pertaining to the management and supervision of the park, as well as all rules and regulations of the park and such records, rules and regulations shall be available for inspection by the building official whose duties necessitate acquisition of the information contained therein.
3. The site is a contiguous development of land containing a minimum of 2.0 acres of land with a maximum of five (5) manufactured homes per acre.
4. Each lot shall be designed for placement of one manufactured home.



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5. Contain at least 300 square feet of Open Space for each home, with at least 150 square feet being located on each home site;
6. Not contain any structure with a height of more than 15 feet;
7. Not permit the placement of recreational vehicles within the park;
8. Parks must have at least one recreation area. When playground space is provided, it must be so designated and must be protected from traffic, thoroughfares and parking areas;
9. Common walks.
 - a. All manufactured home parks shall be provided with safe, convenient, all-season pedestrian access of adequate width for intended use, durable and convenient to maintain. Sudden changes in alignment and gradient shall be avoided.
 - b. All manufactured home lots shall be connected to common walks, or to streets, or to driveways, or to parking spaces. Such individual walks shall have a minimum width of five (5) feet.
10. Have a minimum of two (2) off-street parking spaces per mobile home, at least three (3) of which must be provided on each lot. For the purpose of this section, the minimum dimensions of each parking space shall be 9 feet by 20 feet; provided, however two (2) spaces adjacent to the other shall not be less than 18 feet by 20 feet if side by side, and not less than 12 feet by 40 feet if aligned linearly.
11. There shall be no valid and applicable deed restrictions or other land use restrictions which prohibit the development or use of the site as a manufactured home park;
12. Soil conditions, ground water level, drainage and topography do not constitute hazards to the resident's health or safety;
13. The site is not to be exposed to objectionable smoke, dust, noise, odors, or other adverse influences;
14. The use of the site, as proposed, is not in any Area of Special Flood Hazard, Flood Zone;
15. It is unlawful for any person to construct, alter, or extend any manufactured home park within the City without first obtaining a valid building permit.
16. A permit will not be issued for construction or occupancy of a permanent dwelling in any park except that one existing residential structure may be retained or one new residential structure may be constructed for the occupancy of the owner or operator of the park and an existing dwelling may be converted to a clubhouse, community center or service building for use by the residents of the park.
17. The park shall be located on a well-drained site, properly graded to insure rapid drainage and freedom from stagnant pools of water.
18. It shall be the responsibility of the manufactured homeowner to provide adequate tie-downs of the manufactured home. It shall be the responsibility of the mobile home park licensee or his agent to assure the lot shall not heave, shift, or settle unevenly, under the weight of the manufactured home due to inadequate design or drainage.
 - a. Each lot space shall:



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- b. Contain a minimum of 7,000 square feet; and be at least forty-five (45) feet wide at the front lot line.
 - c. Ensure that each manufactured home is placed on the lot in such a manner that the full length of the frame can be firmly blocked to the concrete footings or concrete runners. Piers and footings shall be installed directly under the mainframe or chassis of the manufactured home.
19. A home shall be harbored on each lot so that:
- a. There shall be a minimum clearance of thirty-five (35) feet from front of lot line.
 - b. There shall be minimum of twelve (12) feet from the side lot line leaving a minimum of twenty-four (24) feet clearance between each home.
 - c. There shall be a minimum clearance of fifteen (15) feet from rear of lot line.
 - d. There shall be at least thirty-five (35) feet clearance between manufactured home and any building within the park or from any property line bounding the park, except, storage building.
 - e. The home is so placed on the lot in such a manner that the full length of the frame can be firmly blocked to the concrete footings or concrete runners
20. All home lots shall abut upon a street or driveway and streets and driveways shall meet the following requirements:
- a. A minimum of 60 feet wide dedicated street right-of-way width.
 - b. Entrance and collector streets shall be at least thirty-six (36) feet wide, back of curb, to back of curb.
 - c. All other streets or driveways shall be at least thirty-two (32) feet wide, back of curb, to back of curb.
21. Abut upon an internal street designed to permit movement of manufactured homes to and from each space.
22. All streets or driveways shall be well marked and lighted at night with street lights.
23. All streets shall be in accordance with the City of Pattison's current design standards and any additional standards required in this ordinance.
24. The following fencing shall be required for a manufactured home park:
- a. A fence which is constructed of solid material such as brick or stone masonry that has been pre-approved by the City and such fence must completely surround the perimeter except the entrance, of the manufactured home park.
 - b. Shall be at least six (6) feet but no more than eight (8) feet high.
25. Accessory structures shall not be used as independent living units with permanent provisions for sleeping, cooking and sanitation.
- a. Accessory structures shall be erected, constructed or occupied on a manufactured home park lot as directed by the management of the manufactured home park.



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- b. Accessory structures shall be designed in a manner that will enhance the appearance of the manufactured home park.
 - c. Maximum size of accessory structure shall be 8 feet by 12 feet
 - d. Accessory structures shall not obstruct emergency or firefighting access.
 - e. Accessory structures may not be allowed outside the building lines.
 - f. Accessory structures shall not obstruct required openings for light and ventilation of the manufactured home and shall not prevent inspection of manufactured home equipment and utility connections;
26. A manufactured home park constructed prior to the effective date hereof, or prior to the annexation of land on which the park is located, may continue to be used as a park although not constructed in accordance with the provisions of this ordinance if:
- a. The park meets all other requirements of law which were applicable at the time of its construction as a mobile/manufactured home park; and
 - b. The park meets all other applicable requirements of law and is not deemed to be a hazard to the health, safety and well-being of the citizens, residents and inhabitants the City.
 - c. Any additions, alterations and repairs to existing nonconforming parks are required to meet the requirements of this ordinance unless otherwise authorized by the City.
 - d. A park that was constructed before the effective date hereof, or before annexation by the City, may not be enlarged so as to increase the number of lots therein.

Article IX. License for a Manufactured Home Park.

Section A. Licenses.

1. It shall be unlawful for any person to maintain or operate within the incorporated limits of the City, any manufactured home park unless such person holds a valid license issued annually by the City in the name of such person for the specific manufactured home park.
2. All fees due must be paid in full and become delinquent after 30 days. Licenses that are delinquent are considered to be automatically suspended in accordance with Section D of this Article.
3. The annual license fees for such park shall be established by Resolution by the City of Pattison, City Council.
4. Each person, entity or association maintaining or operating a park when this ordinance took effect shall have until on or before 2:00 p.m. August 1, 2020 to make application for the license and pay all fees due as required by this ordinance. Failure to make application and pay all fees within the prescribed time may subject such person, entity or association to the penalties described in this ordinance.



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Section B. Transfer of License.

Every person holding a license shall give notice in writing to the City within twenty-four (24) hours after having sold, transferred, given away, or otherwise disposed of any interest in, or control of any manufactured home park. Such notice shall include the name, and address of the person succeeding to the ownership, or control of, such park. Upon application in writing for transfer of license and deposit transfer fee, the license may be transferred if the park is in compliance with all applicable provisions of this ordinance. Such transferee shall be entitled to operate the park for a period of thirty (30) days, but if he shall not have within said period of time made application for a manufactured home park license, then his right to operate such park shall terminate upon the expiration of the thirty-day period. If such license terminates upon the aforesaid basis, the occupants of the park shall be given a thirty-day (30) notice to remove their manufactured home from the premises and failure to do so within such period of time shall constitute a violation under this chapter.

Section C. Application for License.

1. Application for original licenses shall be in writing, signed by the applicant and shall contain the following: the name, date of birth, home address, complete contact information, and business address of the applicant, the location and legal description of the manufactured home park, plans and specifications of the park as required by this ordinance, and any information that may be required by the City so that the City can determine whether the park meets all applicable laws and ordinances. Such application shall be accompanied by the payment of the annual license fees.
2. Application for annual renewal of licenses shall be made in writing by the holders of the license, shall be accompanied by payment of the annual license fee and shall contain any change in the information submitted since the latest license was issued.

Section D. Revocation or Suspension.

1. Any manufactured home park license under the provisions of this ordinance may be suspended or revoked by the Building Official after due notice to the holder of such license for any one or more of the following reasons:
 - a. Operating the facilities in a manner contrary to the plans, specifications and/or plat on file with the Building Official; or
 - b. Operating the facility in violation of the rules, regulations, ordinances, including applicable fees, or laws of the City, the State of Texas, or the United States.
 - c. The Building Official's decision to suspend a license shall be final.
2. Where a license has been suspended, the same may be reinstated for the remaining period of the time for which it was originally issued after the cause for suspension has been corrected and upon the payment of applicable reinstatement fee.
3. Failure to correct the cause for suspension within the time specified by the Building Official shall be cause for the Building Official to revoke said license.



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Section E. Appeals for Revocation of a License.

1. The holder of a revoked license may request a hearing before the City Council. The holder shall request a hearing in writing within fifteen (15) days of receiving notice of the license revocation from the Building Official. The City shall, within thirty (30) days' of receiving the holders request for a hearing, hold a hearing thereon. The City must provide the holder with notice of the time, date and location of the hearing no less than ten (10) days prior to the hearing. The City Council's decision to revoke a mobile home park operator's license shall be final.

Section F. Posting of License.

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

Article X. Manufactured Home Park rules and regulations.

It shall be the duty of the owner, his agent, representative or manager to prescribe rules and regulations for the management of the park; to make adequate provisions for the enforcement of such rules; and to subscribe to any and all subsequent rules and regulations which may be adopted for the management of such park. Copies of all such rules and regulations shall be furnished to the City Secretary. In addition, thereto, it shall be the duty of the owner, his agent, representative or manager to comply strictly with the following:

- a. Provide for regular inspection of all public and private utilities
 - b. Provide for all collection and removal of garbage and other waste material
 - c. Prohibit the placing or storage of unsightly material or vehicles of any kind.
 - d. Provide and maintain safe and sanitary utility connections to each manufactured home lot.
 - e. The manufactured home park owner shall provide contact information that is accessible at all times to each resident, for emergencies and repairs to the park.
 - f. Maintain a neat, clean, sanitary, and safe park.
 - g. Each home lot shall be assigned a number and this number shall be displayed on the street side of the home where is must be easily and clearly seen from the center of the street.
 - h. Provide or demand that all homes have approved skirts within 30 days after being placed.
 - i. Ensure that the areas under a manufactured home are not used for storage.
2. The licensee shall maintain or ensure that an agent maintains a register showing:
- a. The names of persons staying or residing in the park showing the home lot on which they are staying or residing.



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- b. The serial number of each manufactured home
 - c. The date each home is placed in the park and the date it is removed from the park
 - d. The date each manufactured home is placed in the park and the date it is removed from the park
3. The registers shall be available inside the park for inspection at all reasonable times, and at any time in the case of an emergency, to persons designated. Registers shall be retained for three years.

Article XI. Construction and Installation.

Section A. Construction.

It shall be unlawful for any person operating a manufactured home park or occupying a manufactured home to construct or permit to be constructed any additional structure, building or shelter in connection with or attached to a manufactured home, except, however, awnings of canvas or metal, suitably constructed, may be attached to such manufactured home.

Section B. Installation.

1. The installation of manufactured housing shall comply with the standards and requirements of the Texas Manufactured Housing Code.
2. Only a licensed installer may install a manufactured home. The installer must also provide a warranty for the installation.
3. A manufactured home shall not be installed on a site that has evidence of water ponding, runoff under heavy rains, and/or bare uncompacted soil.
4. A copy of the executed and completed Texas Department of Housing and Community Affairs *Notice of Installation (Form T)* shall be submitted to the City Building Official no later than thirty (30) days after installation is complete. Failure to submit this completed form may result in revocation of the placement permit and immediate removal of the manufactured home may be required.
5. All manufactured homes must have adequate tie downs as required by federal, and state statute, and regulations pertaining to manufactured housing.
6. Manufactured homes shall be placed on piers and footings meeting the following requirements:
 - a. Piers and footings shall be installed directly under the mainframe or chassis of the manufactured home. They shall be located under both frame rails. Piers shall be spaced so that the center of no pier is farther than ten (10) feet from the center of the next one.



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- b. All footings shall be of solid concrete type construction, at least sixteen (16) inches in width, and four (4) inches in height. All grass and organic material shall be removed from beneath the footing and the pier footing shall be placed on stable soil.
- c. Piers shall be constructed of standard eight inch by eight-inch solid concrete type construction blocks. Treated wood blocks and shims used for leveling shall be no more than 4 inches in total overall thickness per pier, and wood blocks shall be at least seven and one fourth (7 1/4) inches wide and fifteen (15) inches long.
- d. Piers similar to those described above such as adjustable screw anchor columns may be used if they are attached to both the frame rail and to a concrete pad at least four (4) inches thick.

Article XII. Responsibility of licensee and resident of a manufactured home park.

Section A. Responsibility of Licensee or Agent.

1. The person to whom a license for a manufactured home park is issued shall provide adequate supervision to maintain the park in compliance with this chapter and to keep its facilities and equipment in good repair and in clean sanitary condition.
2. The licensee shall notify or have an agent notify the community residents of all applicable provisions of this chapter and inform them of their duties and responsibilities under this chapter.
3. The licensee shall supervise or have an agent supervise the placement of each home on its lot which includes securing it to the foundation and installing all utility connections. Where permits are required, they shall refuse to allow connections that are in violation hereof or require permits.

Section B. Responsibility of the Resident.

1. The resident shall comply with all applicable requirements of this ordinance and shall maintain his home site, its facilities and equipment in good repair and in clean sanitary condition.
2. The resident shall be responsible for proper placement of his manufactured home on its home lot and proper installation of all utility connections in accordance with the instructions of the management.

Section C. Maintaining Grounds and Buildings.

1. Grounds, buildings and structures shall be maintained free from insect and rodent harborage and infestation.
2. The community shall be maintained free of accumulations of debris which may provide rodent harborage or breeding places for flies, mosquitoes and other pests.
3. Storage areas shall be so maintained as to prevent rodent harborage; lumber, pipe and other building material shall be stored at least one foot above the ground and areas under



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a manufactured home may not be used for storage of any kind.

4. The growth of brush, weeds and grass shall be controlled to prevent harborage of ticks, chiggers and other noxious insects. Open areas shall be maintained free of heavy under growth of any description.
5. No person shall keep, store or allow any junk vehicle to remain on the premises of a manufactured home.

Article XIII. Manufactured Home Subdivision Standards.

A mobile home subdivision within the incorporated limits of the City and/or within the extraterritorial limits of the City will not be approved unless the following requirements are complied with:

1. The subdivision shall contain a minimum of ten (10) acres of land.
2. Each home shall be placed perpendicular to the front street.
3. Each lot size shall comply with the City's subdivision ordinance regarding minimum lot sizes for single family residential homes.
4. Each lot setbacks shall comply with the City's subdivision ordinance regarding setbacks for single family residential homes.
5. There shall be a minimum of twenty (20) feet side and rear clearance from any property line for the placement of a manufactured home.
6. All manufactured home subdivisions shall comply with the City's subdivision ordinance pertaining to platting and building standards. In addition, the subdivision shall comply with all of the City's building and design regulations, codes and regulations for all utilities, roads, driveways, parking spaces, open space, water and sewer, and electrical.
7. In accordance with the City of Pattison Flood Plain Ordinance the Flood Plain Administrator for the City of Pattison shall set minimum slab elevations for each subdivision through the recommendation of the City of Pattison Engineer as based on the most recent flood plain information available.
8. For plats not inside the city limits, the Flood Plain Administrator for Waller County shall set minimum slab elevations for each subdivision through the recommendation of the Waller County Drainage District Engineer as based on the most recent flood plain information available.

Article XIV. Recreational vehicles and RV Parks

Section A. Definitions.

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



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Camping trailer means a portable unit mounted on wheels and constructed of collapsible partial side walls, which fold for towing by another vehicle and unfold to provide temporary living quarters for recreational, camping or trailer use.

Motor home means a vehicular unit designed to provide temporary living quarters for recreational, camping or travel use built on or permanently attached to a self-propelled motor vehicle chassis or on a chassis cab or van which is an integral part of the completed vehicle.

Recreational vehicle means a unit which contains facilities for either sleeping or temporary living quarters, or both, and which has its own motive power or is designed to be mounted on or towed by another motor vehicle. The term "recreational vehicle" shall include but not be limited to a motor home, truck camper, travel trailer and camping trailer; provided, however, a recreational vehicle shall not include a boat, a manufactured home, mobile home or modular home.

Travel trailer means a vehicular, portable structure on a permanent chassis designed by the manufacturer to be towed by another vehicle.

Truck camper means a portable unit constructed to provide temporary living quarters for recreational, travel, or camping use, consisting of a roof, floor and sides to be loaded onto and unloaded from the bed of a truck.

Section B. **Recreational Vehicle Parks Prohibited within the City without a Valid License.**

1. **Required.** It shall be unlawful for any person to operate any RV park within the City limits unless they hold a valid license issued annually by the City in the name of such person for the specific park. The applicant shall make all applications for the license on forms furnished by the City which shall issue a license upon compliance with the provisions of this article.
2. **Hearing on denial.** Any person whose application for a license under this article has been denied may request in writing, within ten (10) days of notice that license has been denied, a hearing on this matter before the City council for final approval or disapproval. The hearing shall be set on the next regular City council meeting date so as to comply with the Texas open meeting notice provisions.
3. **Application for renewal.** Application for renewal of a license shall be made in writing by the licensee on forms furnished by the City on or before December 31st of each year. Such application shall contain any changes in the information occurring after the original license was issued or the latest renewal granted.
4. **Fee.** All applications shall be accompanied by a fee as provided for in the fee schedule adopted by City Council.
5. **Approval of transfer.** Every person holding a license shall give notice in writing to the City within ten (10) days after having sold transferred, given away, or otherwise disposed of interest in or control of any RV park. Application for transfer of a license shall be made within ten (10) calendar days thereafter. The City shall act on the application for license transfer and it shall be approved if the RV park is in compliance with the provisions of this ordinance.



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6. **Transfer fee.** All applications for license transfer shall be accompanied by a fee as provided for in the fee schedule adopted by City Council.

Section C. Suspension.

1. **Suspension.** Whenever, upon inspection of any RV park, the City finds that conditions or practices exist which are in violation of any provisions of this article which are applicable to such park, the City shall give notice in writing to the owner and/or manager of the notice, the City will suspend the license and give notice of such suspension. Upon suspension of the license, the licensee shall cease operation of such park.
2. **Hearing.** The suspension of the license may be appealed to the City Council.

Section D. Inspections.

1. **Authorized.** The building official is hereby authorized to make such inspections as are necessary to determine compliance with this article.
2. **Entry on premises.** The building official shall have the power to enter at reasonable times upon any private or public property with the express purpose of inspecting and investigating conditions relating to the enforcement of this article.

Section E. Size of Individual Sites; Pad Requirements; Fencing; Landscaping.

1. **Site Plan.** A site development plan must be prepared and submitted to the City through the City Secretary and must include the requirements for site plans contained herein.
2. **Size and number.** Each RV park shall be a minimum of one (1) acres, with a maximum of three (3) acres. The maximum number of RV's shall be ten (10) sites per acre. Only one (1) recreational vehicle is permitted per recreational vehicle site.
3. **Site area.** Each recreational vehicle site must be clearly identified on the development plan and shall have a minimum area of one thousand two hundred fifty (1,250) square feet and shall be at least twenty (25) feet wide and fifty (50) feet in depth.
4. **Roadway required.** The sites shall be designed for pull-through access for ease of entering and leaving the site. A roadway is therefore required to the front and rear. In addition, the space shall be clearly marked identifying the space number.
5. **Clearance.** There shall be a minimum ten (10) feet clearance between each RV.
6. **Landscaping and Pavement.** The left 1/3 of the site or driver's side must be planted with grass and other landscaping; the middle of the site must be paved with cement and the remaining 1/3 or passenger side can be paved with either cement, asphalt, crushed



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rock or similar material. The middle portion is to be used for the parking of the recreational vehicle with the paved area on the right used as a parking or patio area.

Section F. Street Access; Street Lighting; Fencing.

1. **Private and Public Street Access.** Each recreational vehicle site within the RV Park shall have access to an internal private roadway, which shall have access to a public street. The entrance of the internal roadway shall have a pavement width of at least twenty-eight (28) feet with an adequate curb radius. The major through-fare shall have a pavement width (concrete or asphalt) of twenty-four (24) feet. Dead-end streets are not allowed. The internal streets off the major through-fare may be constructed with crushed rock materials or similar material with the objective to prohibit dust.
2. **Street Lighting.** Adequate street lighting for the RV park shall be approved by the City.
3. **Fencing.** A fence which is constructed of solid material such as brick or stone masonry that has been pre-approved by the City shall completely surround the perimeter of the RV park except for the park entrance. The fence shall be at least six (6) feet but no more than eight (8) feet high.

Section G. Required Facilities.

1. **Office Manager.** Each RV park must have an office for the manager of the RV park, and a bathroom and shower facilities, as well as laundry facilities. All facilities used by residents must be well lit inside and out during night hours. All facilities must meet applicable codes adopted by the City, Waller County, and the State of Texas.
2. **Recreation Area.** All RV Parks shall have at least one (1) recreation area, located as to be free of traffic hazards, easily accessible to all park residents and centrally located where topography permits. Not less than eight (8) percent of the gross park area shall be devoted to recreational facilities. Recreation areas include space for community buildings and community use facilities such as restroom and shower facilities, adult recreation (basketball court or tennis court) and playgrounds for children, but not including vehicle parking, maintenance and utility areas.

Section. H Soil and Ground Cover.

Ground Cover. Exposed ground surfaces in all parts of the RV parks shall be paved, covered with stone, rock, or other similar solid material, or protected with vegetative cover that is capable of preventing soil erosion and eliminating dust. All pavement shall be kept in good repair.



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Section I. Prohibited Placement of Recreational Vehicles.

1. **Unlawful placement.** It shall be unlawful for any person to permit, allow or suffer the placement, use or occupancy of a recreational vehicle except in an approved licensed recreational vehicle park.
2. **Residential private property storage exception.** A recreational vehicle may be stored outside a licensed RV park on residential property so long as the RV is placed in the side or rear yard area of the property and shall be set-back a minimum of twenty-five (25) feet from the front property line, and a minimum of five (5) feet from the rear property line and a minimum of five (5) feet from the side property line of the property that the RV is stored on and complies with the following:
 - a. No more than one RV shall be stored on a residential property.
 - b. The resident property owner or lease holder of the property where the RV is stored, shall be the same as the RV owner.
 - c. The RV shall not be stored on any city street, sidewalk or right of way.
3. **Occupied on private property.** A recreational vehicle parked outside an RV park on residential property may be occupied for a period not to exceed fourteen (14) days in any consecutive six-month period so long as the vehicle is not parked on or extending over private or public property, and the RV is placed in the side or rear yard and meets the required setbacks.

Section J. Hardship Permit.

1. **Hardship permit.** The City may issue a hardship permit for extended occupation of a RV on residential property because of one or more of the following grounds when it is found that there would be serious hardship to the requestor. The grounds for granting of a such a hardship permit include, but are not limited to the following:
 - a. Illness in the family or of relatives of the applicant;
 - b. Temporary economic hardship that would only be relieved by temporary occupancy of an RV;
 - c. Temporary building or restoring of applicant's permanent residents.
 - d. The applicant shall have the burden of showing the need for hardship permit by clear and convincing evidence.
2. The permit shall be granted for a period necessary to relieve the hardship which would result if no permit was granted, provided, however such permit shall not be valid for more than one year from the date that the permit is granted.
3. **Revocation of hardship permit.** The City shall have the right to revoke a hardship permit on finding that the facts set forth in the application were untrue, or incorrect or



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that grounds upon which the issuance of the hardship permit was based are no longer operative.

4. The council shall schedule a revocation hearing. Written notice of the date, time and place thereof shall be mailed to the permittee by certified United States mail, postage prepaid, return receipt requested, addressed to the address set forth in the original hardship permit application. Such notice shall be mailed at least ten (10) days prior to the date of the hearing and shall set forth the grounds upon which revocation will be sought in sufficient detail to advise the permittee thereof and shall advise the permittee of his right to be present in person and through counsel to present evidence and cross examine any witnesses appearing at such hearing.
5. If the City determine that grounds exist for revocation exist, it shall order the hardship permit revoked by written decision. A copy thereof shall be furnished the permittee. Permittee shall be ordered to comply with the City ordinance and vacate the occupancy of the RV.
6. The decision of the City shall be final.

Section K. Drainage.

The area designated for the placement of recreational vehicle parks shall be graded and designed to drain all storm water, surface water in a safe efficient manner. Drainage analysis shall be performed by a licensed professional engineer and easements for the conveyance of surface water off-site shall be obtained, if necessary.

Section L. Water Supply; Wastewater Facilities; Electrical Service.

1. **Water.** Each site within an RV park shall be provided with a connection to a public water supply if available. If a public water supply is not available, then a permit from the Texas Commission on Environmental Quality (TCEQ) shall be obtained to install a well.
 - a. The park owner/operator shall have complete maintenance responsibility for the water system within the RV park;
 - b. The City shall have no maintenance responsibility for service lines within the RV park.
2. **Wastewater.** The City currently has an interlocal agreement with Waller County for approval of all on-site sewage facilities. The City must be provided Waller County's permit approval of on-site sewage facilities prior to construction. The wastewater system and materials must be installed in accordance with applicable codes, regulations and statutes adopted by Waller County and TCEQ.
 - a. The owner/operator shall have complete maintenance responsibility for the wastewater system within the RV park.



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3. **Electrical.** Each site within the RV park shall be provided with electrical service.
 - a. Each RV site shall be provided with an approved disconnecting device and over current protective equipment.
 - b. All electrical service shall be underground.
 - c. All electrical connections and current protective equipment shall comply with applicable provisions of the National Electrical Code.
 - d. The city has no maintenance responsibility for service lines within the RV park.
 - e. The location of all underground lines shall be clearly marked by surface signs at approved intervals.

Section M. Sanitary Facilities.

1. Each RV park shall provide the following permanent sanitary facilities as listed below:
 - a. Two (2) toilets or stools for the female sex for every ten (10) sites, or fraction thereof.
 - b. Two (2) toilets or stools and two (2) urinal stalls for the male sex for every ten (10) sites or fraction thereof.
 - c. Two (2) washbasins shall be provided within the toilet room for every two (2) toilets.
 - d. Two (2) showers shall be provided for each sex for each ten (10) sites.
 - e. All toilets and shower facilities shall be placed in properly constructed permanent buildings and located not more than two hundred (200) feet from any recreational vehicle site. The facilities buildings shall be separate buildings one for woman and one for men.
 - f. Buildings shall be well lit at all times, day or night, well ventilated with screened openings, and constructed of moisture proof material to permit rapid and satisfactory cleaning, scouring and washing.
 - g. The floors shall be of concrete or other impervious material, elevated not less than four (4) inches above grade, and each room shall be provided with floor drains.
 - h. Toilet and bathing facilities shall be in separate rooms or portioned apart in any manner as to provide privacy and promote cleanliness. Each toilet provided in a community toilet house shall be portioned apart from any other toilet in the same room. The floor surface around the commode shall not drain into the shower floor.
 - i. Toilet floors and walls shall be of impervious material, painted white or a light color and kept clean at all times. Shower stalls shall be of tile, plaster, cement or some other impervious material and shall be kept clean at all times. If a shower stall is of some impervious material other than tile, cement or plaster, it shall be white or some light color and kept clean at all times. The floor of any bathroom, other than the shower stall, shall be of some impervious material, and the walls of the bathroom, other than the shower stall, shall be papered with canvas and wallpaper, or an equivalent washable surface kept clean at all times.



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Section N. Storage, Collection and Disposal of Refuse and Garbage; Insects, Rodents.

Each RV park shall be provided with safe and adequate facilities for the collection and removal of waste and garbage. Storage, collection, and handling shall be conducted so as to create no health hazards, rodent harborage, insects breeding areas, or fire hazards. Every site shall be located within two hundred (200) feet of a refuse facility measured along the RV park internal roadway. Trash dumpsters shall be screened on three (3) sides.

1. Grounds, buildings and structures in the RV park shall be maintained free of the accumulation of high grass and weeds, garbage and debris so as to prevent rodent and snake harborage or the breeding of flies, mosquitos or other pests.
2. The RV park owner or manager shall be responsible for maintaining the entire area of the park free of dry brush, leaves, limbs and weeds.

Section O. Accessory Structures.

The individual sites within the RV park shall not have accessory structures including but not limited to: cabanas, decks, Florida rooms, porches, ramadas, storage cabinets and similar appurtenant structures.

Section P. Registration of Guest.

Each person renting a site within a RV park shall provide the following information to the owner, manager, operator or person in charge of the RV park:

- a. Name;
- b. Full address of permanent residence;
- c. Automobile and recreational vehicle license plate number and the state in which each is registered;
- d. Driver's license number of the vehicle owner;
- e. The number or letter of the site being rented;
- f. Date of arrival and anticipated departure.

Section Q. Fuel and Fire Standards; Fire Hydrants.

1. Open fires shall not be permitted in the park. Bottle gas shall not be used at individual RV sites unless the containers are properly connected by copper or other suitable metallic tubing. Bottled gas cylinders shall be securely fastened in place.
2. A fire hydrant(s) must be placed such that each recreational vehicle site is within five hundred (500) feet from one.



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3. If a RV park is to be placed in an area where City water is not available, the RV park owner must have a pond located on the property filled at all time with a minimum capacity of twenty thousand (20,000) gallons with a dry hydrant installed. A container capable of holding a minimum of twenty thousand (20,000) gallons with a dry hydrant installed shall also be allowed and/or substituted for a pond. The dry hydrant outlet shall be of standard size or four (4) inches.

Section R. Permanent Occupancy Prohibited.

No RV park or recreational vehicle therein shall be used as a permanent residence for any period of time, except for permanent full-time employees of the RV park. No more than one (1) space shall be allowed for use as a permanent residence for full-time employees. Occupancy or parking of a recreational vehicle within the RV park extending beyond six consecutive months in any twelve (12) month period shall be presumed permanent occupancy and is hereby prohibited.

A recreational vehicle may not return for a period of sixty (60) days following six (6) months consecutively.

Owner of the RV park together with the occupant of the RV may apply for a hardship permit to extend occupancy beyond the six-month period.

Section S. Change of Ownership of Nonconforming RV Park.

Upon change of controlling interest of a nonconforming RV park (whether entity or person) the new owner shall within six months of ownership bring the existing RV park to meet the requirements of this ordinance.

Section T. No Recreational Vehicles in a Manufactured Home Park.

It is unlawful for a manufactured home park to allow recreational vehicles or spaces for recreational vehicles in a manufactured home park. Only recreational vehicles shall be allowed in a recreational vehicle park. No manufactured home shall be permitted in a recreational vehicle park.

Article XV. Conflict with Other Ordinances.

Section A. 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 B. Conflict with other ordinances.

All ordinances or parts inconsistent or in conflict herewith are, to the extent of such inconsistency or conflict, hereby repealed. In the event any clause phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstances shall for



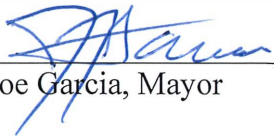
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any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Pattison, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

This Ordinance shall become effective immediately from and after its passage by City Council and publication.

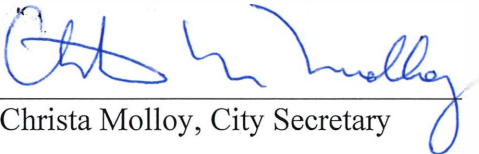
PASSED AND APPROVED by a majority vote of the City Council on the 7th day of April 2020.

APPROVED:



Joe Garcia, Mayor

ATTEST:



Christa Molloy, City Secretary