

CHAPTER 151: MOBILE HOMES

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§ 151.01 PURPOSE.

For the protection and preservation of the health, safety, and convenience of the people operating or living within any of the above named homes, parks and or subdivisions.
(Ord. 10-11-01, passed - -)

§ 151.02 EXTENT.

This chapter shall cover all mobile homes, HUD-code manufactured homes, modular homes, mobile home parks, manufactured home parks, RV parks and manufactured home subdivisions. Any that has been approved at the time of this that do not conform to these regulations will be deemed a non-conforming park and or home. If for any reason the park, manufactured home, modular home and or park that is non-conforming is discontinued for a period in excess of six months, any future use must comply with all the provisions of this chapter.
(Ord. 10-11-01, passed - -)

§ 151.03 DEFINITIONS.

ADMINISTRATIVE AUTHORITY. Mayor and or City Administrator.

AGENT. Any person authorized by the licensee of a park and or subdivision under the provisions of this chapter.

BUILDING OFFICIAL. The legally designated inspection authority of the city or his or her authorized representative.

CERTIFICATE OF OCCUPANCY. A certificate issued by the Building Official stating that a house, building, structure and or park complies with all conditions of the permits and the requirements of all applicable ordinances of the city.

CITY HEALTH OFFICER. Director of the Angelina County - City Health District.

CITY OFFICIAL. The legally designated or elected official of the City of Hudson.

ETJ. The area just outside the city limits of a city called the Extra Territorial Jurisdiction.

HUD-CODE MANUFACTURED HOME. A structure, constructed on or after June 15, 1976 meeting the National Manufactured Home Construction and Safety Standards Act as administered by the United States Department of Housing and Urban Development, transferable in one or more sections, which in the traveling mode is eight body feet or more in width or forty body feet in length, or when erected on site is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning and electrical systems. The term does not include mobile homes or recreational vehicles as defined in this section.
(Tex. Rev. Civ. Stat. Ann. art 5221f s/s 3(19) (Vernon Supp. 1996))

INSPECTION FEES. Fees paid to the city inspections by the Building Official for the connections of electrical, plumbing, and gas utilities.

LICENSE. A written license issued by the city permitting a person to operate and maintain a manufactured home park under the provisions of this article and regulations issued thereunder.

LICENSEE. Any person licensed to operate and maintain a manufactured home park under the provisions of this article.

MANUFACTURED HOME. Also manufactured housing means HUD-code manufactured home.
(Tex. Rev. Civ. Stat. Ann. art 5221f s/s 3(17) (Vernon Supp. 1996))

MANUFACTURED HOME PARK. Shall mean a tract of land not less than five acres in size, which is designed and improved to contain two or more spaces available for lease or rent to the public for the placement of manufactured homes, and which may include private streets, buildings, and other facilities and services for common use by the residents, in conformance with the applicable ordinances of the city.

MANUFACTURED HOME SUBDIVISION. Shall mean a division of land not less than five acres in size for the purpose of sale of two or more lots intended to be developed with residential units including manufactured homes, and having all necessary public utilities, streets, and other facilities in conformance with all applicable ordinances of the city.

MOBILE HOMES. A structure that was constructed before June 15, 1976, transportable in one or more sections, which in the traveling mode is eight body feet or more in width or 40 body feet or body feet in length, or when erected on site is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities and includes the, plumbing, heating, air condition and electrical systems.

(Tex. Rev. Civ. Stat. Ann. art 5221f s/s 3(1) (Vernon Supp. 1996))

MODULAR HOMES. Shall mean a prefabricated home assembled on a permanent foundation that is not a manufactured home, and that has been constructed and inspected so that it complies with the Building Code as currently adopted by the city.

NATURAL OR ARTIFICIAL BARRIER. Shall include but not be limited to any river, creek, pond, canal, railroad, levee, embankment, fence, hedge, road or alley.

OWNER OCCUPIED. A mobile home or HUD-code manufactured home that is occupied by the lawful owner of the mobile home and the land upon which it is placed.

PERMIT. A written permit issued by the city permitting the construction, alteration or extenuation of a mobile home park, manufactured home park, RV park, manufactured home subdivision, mobile home, manufactured home, and or modular home under the provisions of this chapter.

PERSON. Any natural individual, firm, trust, partnership, association or corporation.

PLOT PLAN. A complete plan of the park showing compliance with all city ordinances effective at the time of submission, copies of plans and specifications of all buildings and other improvements to be constructed, including streets, water, sewer, gas, electricity, telephone, and other such facilities. The plan shall be to scale and to include the relation of each use to the boundary of the property.

SEWER CONNECTION. The connection of all pipes, fitting, and appurtenances from the drain of the home to the inlet of the sewer service riser pipe of the sewer system serving the location.

SKIRTING. Shall mean a device for the concealment of the undercarriage of a manufactured home or mobile home from view, constructed with fare resistant material with all necessary vents, screens, and or openings.

REGISTER. A record of residents containing data essential to park management.

RV VEHICLES. A vehicular-type portable structure without a permanent foundation that can be towed, hauled, or driven which is designed as a temporary living accommodation for recreational, camping, and travel use, and which includes but is not limited to travel trailers, truck-campers, camping trailers, and self-propelled motor homes.

(Ord. 10-11-01, passed - -)

§ 151.04 MOBILE HOMES.

All mobile homes are prohibited from being moved into the city limits of the city and connected to any city utilities whether they are in the city limits are in the city's ETJ. This prohibition does not apply to any mobile home that already exist in the city and or that is already set up in the ETJ and connected to city utilities unless said home is moved to another location. Also this prohibition does not apply to HUD-code manufactured homes or manufactured homes. The definitions of mobile home, HUD-code manufactured home, and manufactured housing is binding on all persons and agencies in Texas as a matter of law. A mobile home is not a HUD-code manufactured home for any purpose under the Laws of Texas.

(Tex. Rev. Civ. Stat. Ann. art 5221f s/s 4A(a) (Vernon Supp. 1996)) (Ord. 10-11-01, passed - -)

§ 151.05 OCCUPANCY REQUIREMENT.

(A) It shall be unlawful for any person to occupy a recreational vehicle outside a manufactured home park and or a RV park for more than 72 hours unless said occupancy is in conjunction with a related city sponsored event.

(B) It shall be unlawful for any person to place, occupy, or connect to city utilities, a HUD-code manufactured home or a mobile home, inside of a manufactured home park or outside a park on individual privately owned lot without conforming with the following provisions with all the provisions of this chapter in its entirety.

(1) *Application.* An application must be submitted to the city containing the following information:

(a) The name and address of the applicant.

(b) The location and legal description of the property on which the HUD-code manufactured home or mobile home will be located.

(c) An affidavit by the applicant regarding the type of dwelling (whether HUD-code manufactured home or mobile home) applied for and averring that the structure will be owner occupied or not.

(d) The requisite information to insure that the installation and maintenance of the HUD-code manufactured home or the mobile home will be in accordance with the rules and regulations required by the city.

(2) *Permit*. Permit must be obtained prior to the placement of any manufactured home in the city limits of the city and or the connection of any manufactured home to any city utilities whether being inside the city limits or in the ETJ.
(Ord. 10-11-01, passed - -)

§ 151.06 REQUIREMENTS FOR THE INSTALLATION OF A HUD-CODE MANUFACTURED HOME OR MOBILE HOME ON INDIVIDUAL LOTS.

(A) Anyone moving a manufactured home into the city after this chapter must follow this entire chapter in its integrity. Anyone moving a manufactured home into the city's ETJ and connecting to the city utilities must follow all of this chapter in its integrity. This includes but is not limited to manufactured homes moving into manufactured home parks that are conforming and or nonconforming, manufactured homes to be placed on individual lots and manufactured homes placed on private property.

(B) The installation of HUD-code manufactured homes or modular home on individual or residential lots not within a manufactured home park or a manufactured home subdivision shall comply with the following standards:

If the home is to be located inside the city limits or is to be connected to any city utilities it cannot be located in a subdivision or an area that is predominantly non-HUD-code manufactured homes and non-modular homes within the incorporated city limits and the ETJ of the city.
(Ord. 10-11-01, passed - - ; Am. Ord. 11-12-2015, passed 11-12-15)

[Text continues on page 17]

§ 151.07 HUD-CODE MANUFACTURED AND MANUFACTURED HOME PARKS.

It shall be unlawful for any person to construct, occupy, or connect to any city utility a HUD-code manufactured home park or a manufactured home park without conforming to the following standards and provisions. Anyone moving a manufactured home into the city after this chapter must follow this entire chapter in its entirety. Anyone moving a manufactured home into the city's ETJ and connecting to the city utilities must follow all of this chapter in its integrity. This includes but is not limited to manufactured homes moving into manufactured home parks that are conforming and/or nonconforming, manufactured homes to be placed on individual lots, and manufactured homes placed on private property.

(A) *Maintenance.* Every person owning or operating a HUD-code, manufactured or a manufactured home park shall maintain such part, and any facilities, fixtures, roads, streets and permanent equipment in connection therein, in a clean and sanitary condition and shall maintain the equipment in a state of good repair. This shall also include all parks currently being operated that are connected to any city utility.

(B) *Application.* An application must be submitted to the City Administration containing the following information.

- (1) The name and address of all owners.
- (2) The location and legal description of the property on which the park is to be located.
- (3) A complete plot plan of the park showing it to be in compliance with this chapter and all other requirements of the city in force at the time it is submitted including but not limited to the following:
 - (a) Three copies of plot plan at a minimum scale of one-inch equals 200 feet.
 - (b) The number, location and size of all spaces.
 - (c) All spaces shall be numbered.
 - (d) The locations, width, and specifications of driveways, roadways and walkways.
 - (e) The locations and specifications of all utilities.
- (4) The application must be accompanied by copies of plans and specifications of all buildings and other improvements to be constructed, including water, sewer, gas, electricity, telephone, garbage disposal and other such facilities.
- (5) The application must be accompanied by any and all fees as required by the city at the time of submission. To include but not limited to:

(a) Connection fees;

(b) Impact fees.

(C) *Review of application by City Administration.* The City Administrator shall review the application to insure that all City of Hudson regulations are complied with. The City Administrator shall also insure that all utilities are readily available. In the event that the application does not comply with the regulations of the city the City Administrator will send a written notice to the applicant indicating the deficiencies and requirements for curing same. The applicant will have 30 days in which to cure the deficiencies noted. Otherwise, a new application will be required.

(D) *Existing structures.* HUD-code manufactured homes and mobile homes that are presently being occupied in compliance with previous regulations of the city shall not be required to comply with this chapter but if an existing structure is moved or substantially rebuilt, the application procedure and this entire chapter must be followed in its entirety prior to its occupancy.

(E) *Public hearing and issuance of license.* After review of the application, if the application otherwise complies with the rules and regulations for the establishment of a HUD-code manufactured or a manufactured home park, then the City Administrator shall notify in writing the applicant and all property owners owning property, according to the most recent city tax rolls, within 200 feet of the land for which an application has been submitted, of a public hearing to be held on the application. A public hearing shall be held by the City Council not less than 15 days nor more than 30 days after such notification, at which time the City Council shall determine whether the provisions of this chapter has been complied with. The City Council may refuse the application if it determines that the effect on the surrounding property and the appearance of the neighborhood will be adversely affected because of the size, appearance, and relative placement of the structures in the park. In the event of such refusal, the City Council shall authorize the City Administrator to state in writing to the applicant the reason for such refusal, in terms containing such specifics as will allow the applicant to correct any deficiencies, where possible. The city shall issue a permit for the park only after a favorable vote of the City Council. The City Council may also establish reasonable conditions of approval, such as (1) requirements for special yard, lot sizes, open spaces, buffers, fences, walls, or screening; (2) requirements for installation and maintenance of landscaping or erosion control measures; (3) control of vehicular access, parking, and traffic circulation; (4) any other conditions that the Council may deem necessary to ensure compatibility with the surrounding uses and to preserve the public health, safety, and general welfare.

(F) *Transfers or permits.* A permit may be transferred by its owner along with a conveyance; of the park upon which it is situated by the owner. A copy of the document transferring the license shall be filed with the City Administration.

(Ord. 10-11-01, passed - -)

§ 151.08 REQUIRED IMPROVEMENTS.

(A) *Maintenance.* Every person owning or operating a HUD-code manufactured or a manufactured home park shall maintain such park, and any facilities, fixtures, roads, streets and permanent equipment in connection therein, in a clean and sanitary condition and shall maintain the equipment in a state of good repair. This shall also include all parks currently being operated that are connected to any city utility whether they are conforming or non-conforming parks.

(B) *Waterworks.* The owner shall furnish and install the complete waterworks including the mains, lines, valves, fire hydrants and service lines in accordance with good engineering practices and must meet all current specifications and requirements that are in effect at the time of construction.

(C) *Sewage.* Sewage shall be designed and constructed in accordance with all current specifications of the city, and shall be in accordance with the recommendations of the State Health Department and the Texas Natural Resource Conservation Commission.

(1) The owner shall furnish and install the complete sewage system including but not limited to the main, manhole, backflow valves, cleanouts, wye branches lift stations and all appurtenances.

(2) All lines, force mains, mains and lift stations shall be designed and sized to adequately serve the areas as determined by the City Engineer. Where the City Engineer determines that a larger sewer line or main is required to serve an acreage larger than that owned by the owner of the park under consideration, then the owner of the park shall furnish and install the sewer mains, lines, and lift stations that are needed to adequately serve the area as determined by the City Engineer. The city will pay only the difference of the larger lines and manholes that need to be installed.

(3) Detailed design data, plans and specifications of all sewer and water plans including but not limited to manholes, mains, backflow valves, fire hydrants, and lift stations shall be submitted in for approval to the City Engineer. All areas to be served by a lift station will be determined by the City Engineer.

(D) *Repairs.* All repairs to the mains, lift stations and lines during the first year of operation will be completed by the city and charged to the owner of the park.

(E) *Ownership.* After one year the ownership of the mains, lift stations, manholes, and lines will revert to the city if they are in a conforming park located inside the city limits of the city. Easements must be conveyed with ownership.

(F) *Existing installations.* After one year from the passing of this chapter ownership of mains, manholes, lift stations and lines in existing conforming parks that meet the requirements of the city and that are located in the city limits will revert to the city. Lines connecting individual lots and spaces for individual service will always be the responsibility of the park owner. Mains, manholes, lift stations and lines of all non-conforming parks located in the city, non-conforming parks and conforming parks located outside the city will remain the responsibility of the owners.

(Ord. 10-11-01, passed - -)

§ 151.09 GENERAL REQUIREMENTS.

(A) *Generally.* HUD-code manufactured and manufactured home parks shall conform to the following requirements:

(1) Anyone moving a manufactured home into the city after this chapter must follow this entire chapter in its entirety. Anyone moving a manufactured home into the city's ETJ and connecting to the city utilities must follow all of this chapter in its entirety. This includes but is not limited to manufactured homes moving into manufactured home parks that are conforming and or nonconforming, manufactured homes to be placed on individual lots, and manufactured homes placed on private property.

(2) Every person owning or operating a HUD-code manufactured or a manufactured home park shall maintain such park, and any facilities, fixtures, roads, streets and permanent equipment in connection therein, in a clean and sanitary condition and shall maintain the equipment in a state of good repair. This shall also include all parks currently being operated that are connected to any city utility.

(3) Effective immediately it shall be unlawful for any person to operate any manufactured home park within the city limits or any manufactured home park connected to any city utilities unless he or she holds a valid license issued annually by the city in the name of such person for that specific park.

(B) *Application for original license.* The application for original license shall be in writing signed by the applicant, accompanied by an affidavit of the applicant as to the truth of the application and shall contain:

(1) The name and address of the applicant.

(2) The location and legal description of the park.

(3) A site plan of the park showing number of all approved spaces, structures, roads, walkways, and other service facilities.

(C) *Application for license renewal.* Application for license renewal shall be made in writing on and or before December 1 of each year and shall contain any change in the information occurring after the original license was issued or the latest renewal granted.

(D) *Transfer of license.* Every person shall give notice in writing to the city within ten days after having sold, transferred, given away, or otherwise dispose of interest in or control of any park. Application for transfer of license shall be made within ten days after notification of change. Within 30 days the city will act on the application for the license transfer.

(E) *Transfer of license fee.* All applications for license transfer shall be accompanied by a fee of \$10.

(F) *Violations.* Whenever upon any inspection of any park, the city finds that conditions or practices exist which are in violation of any provisions of this chapter applicable to such park, the licensee shall be given written notice that unless such conditions or practices are corrected within a period of time so stated in such notice the license shall be suspended. At the end of such time the city shall reinspect such park, and if such conditions or practices have not been corrected, the city will then suspend the license and give the licensee written notice of such suspension.

(G) *Fire code.* All main water lines servicing the park must be six inches or larger to conform to standard fire codes.

(H) *Fire hydrants.* All parks shall be required to have a fire hydrant within 500 feet of any structure.

(I) *Spaces.* Each space shall be numbered. They shall be a minimum of 50 feet wide and 100 feet deep being a minimum of 5,000 square feet. There shall be not be more than ten spaces per acre based on the overall acreage of the park.

(J) *Parking.* Each space shall have two off-street parking spaces provided and each parking space must be at least 20 feet wide by 20 feet deep.

(K) *Entrance.* A stoop, porch, patio or deck must be provided at each entrance to the manufactured home. The stoop, porch, patio, or deck must be at least four feet by eight feet at the front entrance and must be completed in 90 days.

(L) *Skirting.* The space between ground level and the manufactured home's floor level must be skirted with a non-degradable material compatible in color, style, and texture with the exterior of the home and have all necessary vents, screens, and or openings and must be completed within 90 days of occupancy.

(M) *Storage.* The placing of or storage of unsightly materials or vehicles of any kind is prohibited to include but not limited undrivable vehicles, wrecked cars, furniture or appliances in any yard.

(N) *Drainage.* Proper drainage will be provided in the park.

(O) *Sewer.* All spaces must be accessible to the city sewer system and a plumbing inspection must be performed and all inspection fees must be paid each time a manufactured home moves onto that space.

(P) *Electrical.* Each time a manufactured home is moved onto any space an electrical inspection must be performed and all inspections fees must be paid prior to occupancy.

(Q) *Utilities.* All utilities furnished by the city, including but not limited to, sewer and garbage collection will be billed to the park owner as one bill monthly. The final count of connections that are to billed will be arrived by the owner or representative furnishing the city with a count of trailer and or

spaces that are occupied on the tenth of each month. If no count is turned in by the owner and or the representative of the park or there is a discrepancy in the count then the city's count will prevail. All rules and regulations regarding the utilities and the maintenance there of shall be complied with.

(R) *Mobile homes.* No mobile home as defined by the Texas Manufactured Housing Standards Act shall be moved into the city. This does not apply to homes which already exist in the city and does not apply to HUD-code manufactured homes or manufactured home also as define by the Texas Manufactured Housing Standards Act. (See definitions, § 151.03.)

(S) *Placement.* All lot area requirements and building setback requirements for residential housing within the city shall be complied with. Including but not limited to all homes must be ten feet from any property line and 15 feet from any public roadway.

(T) *Register of park.*

(1) The licensee or agent shall maintain a register of park occupancy, which shall contain the following information:

(a) Name and address of each park resident;

(b) Home registration data, including make, length, width, year of manufacture and the identification number of each home;

(c) Location of each mobile home within the park by space and or lot number and street address;

(d) Date of arrival and departure from lot.

(2) A new register shall be initiated on January 1 of each New Year, and the old register shall be retired but shall be retained on the premises for at least three years following the retirement. Registers shall be available for inspection at all reasonable times by any official designated by the city and copies to be supplied as requested.

(Ord. 10-11-01, passed - -)

§ 151.10 NONCONFORMING PARKS.

(A) Every person owning or operating a HUD-code manufactured or a manufactured home park shall maintain such park, an any facilities, fixtures, roads, streets and permanent equipment in connection therein, in a clean and sanitary condition an shall maintain the equipment in a state of good repair. This shall also include all parks currently being operated that are connected to any city utility whether they are conforming parks are non-conforming parks.

(B) Any HUD-code manufactured home park, manufactured home park, and or mobile home park in use and or existence on the effective date of this chapter, and not complying with all applicable provisions of this chapter shall be considered a nonconforming HUD-code manufactured home park. Such nonconforming HUD-code manufactured home park shall comply with all ordinances as they existed at the time of their installation. Nonconforming parks shall however comply with the following subsections and the chapter in its entirety if a manufactured home is moved into the park after the date this chapter is passed.

(1) Any extensions and or land area added to a nonconforming park shall comply with all the provisions of this chapter.

(2) Any park that is discontinued for a period of time of six months before put back into operation must comply with all the provisions of this chapter.

(3) Any HUD-code manufactured home, manufactured home, and or mobile home brought into any park must meet the following provision;

(a) Must be skirted (§ 151.09 general requirements division (L));

(b) Must meet setback requirements if possible (§ 151.09 general requirements division (S));

(c) Must have a stoop, porch, patio or deck (§ 151.09 general requirements division (K));

(d) Must have all utility inspections (§ 151.09 general requirements divisions (O) and (P));

(e) No mobile home may be set up in the city (§ 151.09 general requirements division (R));

(f) Section 151.09 general requirements divisions (B), (C), (D), (E), (F), (M), (N), (O), (P), (Q), (R), (S) and (T).
(Ord. 10-11-01, passed - -)

§ 151.11 RV PARKS.

It shall be unlawful for any person to construct, occupy, or connect to any city utility a RV park without conforming to the following standards and provisions: An application must be submitted to the City Administration containing the following information:

(A) The name and address of the owners.

(B) The location and legal description of the property on which the park will be located.

(C) A complete plot plan of the park showing it to be in compliance with all ordinances and requirements of the city in force at the time it is submitted including but not limited to the following:

- (1) Three copies of the plot plan at a minimum scale of one inch equals 200 feet;
- (2) The number location and size of all spaces;
- (3) The locations, width, and specification of driveway, roadways and walkways;
- (4) The locations and specifications off all utilities.

(D) The application must be accompanied by copies of plans and specifications of all building and other improvements to be constructed, including water, sewer, gas, electricity, telephone, garbage disposal and other such facilities.

(E) The application must be accompanied by any and all fees as required by the city at the time of submission. To include but not limited to:

- (1) Connection fees;
- (2) Impact fees.

(F) The City Administrator shall review the application to insure that all city regulations are complied with. The City Administrator will also insure that all utilities are readily available. In the event that the application does not comply with the regulations of the city the City Administrator will send a written notice to the applicant indicating the deficiencies and the requirements for curing same. The applicant will have 30 days in which to cure the deficiencies noted. Otherwise, a new application will be required.

(G) After review of the application, if the application complies with the rules and regulations for the establishment of a RV park then the City Administrator shall notify in writing the applicant and all property owners owning property, according to the most recent city tax rolls, within 200 hundred feet of the land far which an application has been submitted; of a public hearing to be held on the application. A public hearing shall be held by the City Council not less than 15 nor more than 30 days after such notification, at which time the City Council shall determine that the provisions of this ordinance and all other city ordinances have been complied with. The City Council may refuse the application if the effect on the surrounding property and the appearance of the neighborhood will be adversely affected because of the size, appearance, relative placement of the structures in the park. In the event of such refusal, the City Council shall authorize the City Administrator to state in writing to the applicant the reason for such refusal, in terms containing such specifics as will allow the applicant to correct any deficiencies, where possible. The city shall issue a permit for the park only after a favorable vote of the City Council. The City Council may establish reasonable conditions of approval, such as (1) requirements for special yard, lot sizes, open spaces, buffers, fences, walls, or screening; (2) requirements for installation and

maintenance of landscaping or erosion control measures; (3) control of vehicular access, parking, and traffic circulation; (4) any other conditions that the Council may deem necessary to ensure compatibility with the surrounding uses and to preserve the public health, safety, and general welfare.
(Ord. 10-11-01, passed - -)

§ 151.12 STREETS AND PAVING.

(A) Each park shall cause to be designed and engineered all paving improvements, including drainage and street paving in accordance with the specifications and the requirements of the city.

(B) The paving of all streets that are to be in the city in all parks is mandatory. All paving shall be in accordance with the specifications and standards as adopted by the city for parks and shall conform to the pavement widths as approved by the city.

(C) Road bases shall be a minimum of 22 feet wide.

(D) Paved surfaces shall be a minimum of 20 feet wide.

(E) See the following exhibits for examples, on file with the city: Exhibits 1 and 2.
(Ord. 10-11-01, passed - -)

§ 151.13 FEES.

(A) *Rates for manufactured home hook-ups inside the city limits.*

- (1) Set back inspection: \$50;
- (2) Per connection: \$300;
- (3) Impact fee: \$200;
- (4) Electrical inspection fee: \$50;
- (5) Plumbing inspection fee: \$50.

(B) *Rates for manufactured home hook-ups outside the city limits.*

- (1) Set back inspection: \$50;
- (2) Per connection: \$400; with an impact fee: \$300 for a total of \$700;
- (3) Plumbing inspection needed at the time each trailer is moved in: \$50;

- (4) No electrical inspection needed.

(C) *Manufactured home parks inside the city limits.*

- (1) Move in permit: may be set by City Council;
- (2) Connection fee of \$300 with an impact fee \$200 for a total of \$500;
- (3) Electrical inspection needed at the time each trailer moves in: \$50;
- (4) Plumbing inspection needed at the time each trailer moves in: \$50;
- (5) All connection and impact fees must be paid upon approval of park.

(D) *Manufactured home parks outside the city limits.* Note that only parks granted a variance by the City Council can connect to sewer system.

- (1) Move in permit: may be set by City Council;
- (2) Connections fee of \$400 with an impact fee of \$300 for a total of \$700;
- (3) No electrical inspection needed;
- (4) Plumbing inspection needed at the time each trailer moves in: \$50;
- (5) All connection and impact fees must be paid upon approval of park.

(E) *RV parks inside city limits.*

- (1) Connection fee of \$300 with an impact fee of \$200 for a total of \$500;
- (2) All connection and impact fees must be paid upon approval of the park.

(F) *RV parks outside city limits.*

- (1) Connection fee of \$400 with an impact fee of \$300 for a total of \$700;
 - (2) All connection and impact fees must be paid upon approval of park.
- (Ord. 10-11-01, passed - - ; Am. Ord. 07092015, passed 8-13-15)