

AN ORDINANCE REGULATING MOBIL HOME AND TRAVEL TRAILER PARKS; CONTAINING CERTAIN DEFINITIONS; REQUIRING A LICENSE AND ESTABLISHING CERTAIN LICENSE FEES; ESTABLISHING CERTAIN PHYSICAL REQUIREMENTS FOR SAID PARKS; REGULATING THE LOCATION OF SAID PARKS; ESTABLISHING CERTAIN RULES AND REGULATIONS FOR THE OPERATION OF SAID PARKS; ESTABLISHING CERTAIN REQUIREMENTS FOR WATER, SEWER, AND ELECTRICAL FACILITIES; CONTAINING A PENALTY; CONTAINING A SAVINGS CLAUSE; ESTABLISHING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY OF BEASLEY, TEXAS

ARTICLE 1

DEFINITIONS

Section 1.01. Natural or Artificial Barrier.

"Natural or artificial barrier" means any river, pond, canal, railroad, levee, embankment, fence or hedge.

Section 1.02. Park.

"Park" means mobil home and/or travel trailer park.

Section 1.03. Person.

"Person" means any natural individual, firm trust, partnership, association or corporation.

Section 1.04. Mobile Home or Travel Trailer.

"Mobile Home or Travel Trailer" means any vehicle or similar portable structure having no foundation other than wheels, jacks, blocks or skirtings, and so designed or constructed as to permit occupancy for dwelling or sleeping purposes. Provided, however, that for purposes of determining the distances hereinafter specified in Section 3.01, subsection b of this chapter, the term "Mobile home and travel trailer" shall include any portable, prefabricated, temporary room, commonly called "cabana," that is attached to such "mobile home."

Section 1.05. Independent Mobile Home or Travel Trailer.

"Independent mobile home or travel trailer" means a mobile home or travel trailer which has a flush toilet and a bath or shower.

Section 1.06. Dependent Mobile Home or Travel Trailer.

"Dependent mobile home or travel trailer" means a mobile home or travel trailer which does not have a flush toilet and a bath or shower.

Section 1.07. Mobile Home and/or Travel Trailer Park.

"Mobile home and/or travel trailer park" means any plot of ground owned by person upon which two or more mobile homes or travel trailers, occupied for dwelling or sleeping purposes, are located, regardless of whether or not a charge is made for such accommodations.

Section 1.08. Mobile Home and/or Travel Trailer Lot.

"Mobile home and/or travel trailer lot" means a plot of ground within a mobile home and/or travel trailer park designed for the accommodation of one mobile home or travel trailer.

Section 1.09. Mobile Home and/or Travel Trailer outside Licensed Parks.

"Mobile home and/or travel trailer outside licensed parks" means a plot of ground outside a licensed mobile home and/or travel trailer park.

Section 1.10. Skirt.

"Skirt" means concealment from view of the under carriage on all sides of a mobile home and/or travel trailer.

Section 1.11. Mobile Home and/or Travel Trailer Stand.

"Mobile home and/or travel Trailer Stand" means the space within the lot on which the mobile home and/or travel trailer is to be located.

Section 1.12. Tie Downs.

"Tie Downs" means securing of mobile home and/or travel trailer with hurricane anchors.

ARTICLE 2

LICENSES

Section 2.01. License Required.

It shall be unlawful for any person to maintain or operate, within the limits of the City of Beasley, any mobile home and/or travel trailer park unless such person shall first obtain a license therefor.

Section 2.02. License Fees.

The annual license fee for each mobile home and/or travel trailer park shall be \$25.00 per year or fraction thereof. The fee for the transfer of such license, as provided for in this ordinance, shall be \$5.00.

Section 2.03. Application for License.

Applications for a mobile home and/or travel trailer park license shall be filed with the City Council, and upon approval by the City Council, the City Secretary shall issue the license. Applications shall be in writing, signed by the applicant, and shall contain the following:

- a. The name and address of the applicant.
- b. The location and legal description of the mobile home and/or travel trailer park.
- c. A complete plan of the park showing compliance with Section 3.01 of this ordinance.
- d. Plans and specifications of all buildings and other improvements constructed, or to be constructed with the mobile home and/or travel trailer park.
- e. Such further information as may be requested by the City Council to enable it to determine if the mobile home and/or travel trailer park will comply with the legal requirements.

The application and all accompanying plans and specifications shall be filed in triplicate. The City Council shall investigate the applicant, and inspect the proposed plans and specifications. If the mobile home and/or travel trailer park will be in compliance with all provisions of this ordinance and all other applicable ordinances or statutes, the City Council may approve the application, and, in the case of proposed parks, make such approval contingent upon the completion of the park according to the plans and specifications submitted with the application. The City Secretary, at the direction of the City Council, shall issue the license.

Section 2.04. Mobile Home and/or Travel Trailers Outside Licensed Parks.

It shall be unlawful for any person to locate or maintain any such mobile home or travel trailer in any place in the City of Beasley other than a duly licensed and lawful mobile home and/or travel trailer park, unless such person shall first secure a permit from the City Council upon written application therefor filed with the City Council, giving the name and address of the applicant and a description of the property upon which said mobile home or travel trailer is to be located. The City Council shall refuse to grant any such permit unless the applicant shall first show to the satisfaction of the City Council that there are adequate water and sanitary facilities available within reasonable distance of such mobile home or travel trailer location, or that the applicant upon locating upon said premises, shall provide or cause to be provided the same. It shall be unlawful for any person, firm or corporation to maintain or live in any such mobile home or travel trailer without first obtaining such permit from the City of Beasley, Texas. There shall be provided adequate off-street car parking spaces for each mobile home and/or travel trailer. A mobile home and/or travel trailer must have a skirt. When a mobile home and/or travel trailer is located in a residential area it shall conform to the front building line on either side, or not less than 10 ft. minimum from front property line and shall consist of not less than 3300 square feet per each Mobile Home and/or Travel Trailer.

Section 2.05. Revocation of License.

The City Council may revoke any license issued under this ordinance in case any of the provisions hereof are violated. However, before said license may be revoked, the City Council must give ten (10) days notice to the holder of said license and hold a hearing thereon. After said license has been revoked, the license may be re-issued if the reasons for said revocation have been duly corrected.

Section 2.06. Transfer and Duration.

Upon application for a transfer of the license, the City Council may issue a transfer upon payment of transfer fee. Such original license and transfer thereof, may be granted at any time during the year and shall expire at the end of the fiscal year of the City of Beasley, unless previously revoked or terminated.

Section 2.07. Posting of License.

The license certificate shall be conspicuously posted in the office of or on the premises of the mobile home and/or travel trailer park at all times.

ARTICLE 3

PHYSICAL REQUIREMENTS OF MOBILE HOME AND/OR TRAVEL TRAILER PARKS

Section 3.01. Mobile Home and/or Travel Trailer Park Plan

The mobile home and/or travel trailer park shall conform to the following requirements;

- a. The park shall be located on a well drained site, properly graded to insure rapid drainage and freedom from stagnant pools of water.
- b. Mobile home and/or travel trailer lots shall be provided, consisting of a minimum of three thousand three hundred (3300) square feet for each lot, which shall be at least thirty-five (35) feet wide and clearly defined. Mobile homes or travel trailers shall be so harbored on each lot that there shall be at least a twenty-one (21) foot clearance between mobile homes or travel trailers; provided, however, that with respect to mobile homes or travel trailers parked end to end, the end to end clearance between mobile homes or travel trailers may be more than twenty-five (25) feet, but not less than ten (10) feet from any building within the park or from any property line bounding the park.
- c. All mobile home and/or travel trailer lots shall abut upon a driveway of not less than twenty eight (28) feet in width which shall have unobstructed access to public street, alley or highway. All driveways shall be all weather constructed.

Section 3.02. Location.

Mobile home and/or trailer parks may be located only in conformity with the comprehensive zoning ordinance of the City, and in addition to the requirements contained therein, each boundary of the park must be at least two hundred (200) feet from any permanent residential building located outside the park, unless separated therefrom by a natural or artificial barrier, or unless a majority of the property owners according to area within said two hundred (200) feet, consent in writing to the establishment of the park, provided, however, that the provisions of this section shall not apply to mobile home and/or travel trailer parks already in existence and operation at the time of the passage of this ordinance, and such existing and operating parks shall be treated as a non-conforming use insofar as the requirements of this section are concerned.

Section 3.03. Maintenance.

Every person owning or operating a mobile home and/or travel trailer park shall maintain such park, and any facilities, fixtures, and permanent equipment in connection therewith, in a clean and sanitary condition and shall maintain said equipment in a state of good repair.

Section 3.04. Additional Construction.

It shall be unlawful for any person operating a mobile home and/or travel trailer park or occupying a mobile home or travel trailer to construct or permit to be constructed in such park, or in connection with such mobile home or travel trailer any additional structure, building or shelter in connection with or attached to a mobile home or travel trailer, except, however, awnings of canvas or metal, suitable constructed, may be attached to said mobile homes or travel trailers, as well as portable, prefabricated, temporary rooms, for the express purpose of increasing mobile home or travel trailer living area, commonly called "cabana," which meet the following requirements:

- a. Of metal only, fire resistive, double wall, mechanical joint panels (no welded joints between panels permitted);
- b. Strength of materials and structure to meet minimum standards of the City Building Code;
- c. Capable of being dismantled when moved;
- d. Such rooms shall be completely dismantled and removed from the site at the time the mobile home or travel trailer to which it is accessory is moved;

- e. Finish and appearance to be as near the same as possible to the mobile home or travel trailer to which it is accessory;
- f. The length must not exceed the length of the mobile home or travel trailer to which it is accessory; and
- g. Only one such room per mobile home or travel trailer shall be permitted.
- h. When additions are made said additions shall be computed as part of mobile home and/or travel trailer stand.

Section 3.05. Tie Downs.

All mobile homes and/or travel trailers must have adequate tie downs.

Section 3.06. Office Building.

Each mobile home and/or travel trailer park shall be provided with a building to be known as the office in which shall be kept 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 to be available for inspection by law enforcement officers, public health officials, and other officials whose duties necessitate acquisition of the information contained therein.

ARTICLE 4

OPERATING OF MOBILE HOME AND/OR TRAVEL TRAILER PARKS

Section 4.01. Rules and regulations for Park.

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 Council. 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 the water and sanitary conveniences.
- b. Provide for the 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 or demand that all mobile homes and/or travel trailers have skirts within thirty (30) days after being placed.
- e. All sewer traps not in use shall be capped.
- f. Provide and maintain safe and sanitary public and private utility connections to each mobile home and/or travel trailer lot.
- g. Maintain a neat, clean, sanitary and safe park.

Section 4.02. Records.

It shall be the duty of each licensee to keep a register containing a record of all mobile home owners. The register shall contain the following information;

- a. The name and address of the owner of each mobile home and/or travel trailer.
- b. The make, model, year and size of each mobile home and/or travel trailer.
- c. The date of arrival and of departure of each mobile home and/or travel trailer.

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

ARTICLE 5

FACILITIES AND SERVICES

Section 5.01. Water Supply and Sanitary Sewer.

All mobile homes to be properly connected to an approved water, sewer, and electrical systems.

Section 5.02. Fuel.

Bottled gas for cooking purposes shall not be used at individual mobile home or travel trailer lots unless the containers are properly connected by

copper or other suitable metallic tubing. Bottled gas cylinders shall be securely fastened in place. No cylinder containing bottled gas shall be located in a mobile home or travel trailer or within five feet of a door thereof. State and local regulations applicable to the handling of bottled gas and fuel oil must be followed.

ARTICLE 6

PENALTY PROVISION

Section 6.01. Penalty.

Any person, firm, or corporation violating this ordinance or any portion thereof shall upon conviction be guilty of a misdemeanor and shall be fined not less than \$10.00 nor more than \$200.00 and each day that such violation continues shall be considered a separate offense and punishable accordingly.

Section 6.02. Enforcement.

The enforcement of this code shall be made by the local law enforcement agency, Health Department, Fire Marshal, Building Department, Utilities Department and City Council.

Section 6.03. Park Inspection.

It shall be the duty of the Fire Marshal and a member of the Utilities Department as a team to make an inspection of each mobile home and/or travel trailer park once every six (6) months for safety, fire and health hazards and make a report to the City Council and park operator.

ARTICLE 7

SEVERABILITY

Section 7.01 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.

ARTICLE 8

ESTABLISHING AN EFFECTIVE DATE

Section 8.01. Effective Date.

This Ordinance shall be effective after its passage and publication according to law.

PASSED AND APPROVED at a regular meeting of the City Council of the City of Beasley, at which meeting a quorum was present, on the final reading the 21st day of May, 1974.

Manum Hartmann
Mayor

ATTEST:

Evelyn Harden
City Secretary