

AN ORDINANCE AMENDING ORDINANCE NO. 63 OF THE CITY OF BEASLEY, TEXAS, PERTAINING TO SUBDIVISIONS. SETTING FORTH THE REQUIREMENTS FOR A MANUFACTURED HOUSING AND/OR MOBILE HOME SUBDIVISION. PROVIDING FOR DEFINITIONS.

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

Ordinance No. 63 of the City of Beasley, shall be and is hereby amended to add the following:

Regulations for manufactured homes/mobile homes subdivisions.

A. Location of Subdivision.

The City Council of the City of Beasley hereby finds and determines that to promote the health, safety and welfare of the citizens of Beasley, that prior to Council's approval of a manufactured home subdivision, Council will first determine if the development is the most appropriate use of the land and whether the development will detrimentally impact the property values for the land being developed, and the properties surrounding the proposed development.

B. Definitions:

- 1. Mobile home subdivision shall mean a duly recorded subdivision for manufactured homes and/or mobile homes approved by the city in accordance with all applicable ordinances, laws, rules and regulations.

C. Mobile Home Subdivisions.

Manufactured homes and/or mobile home subdivisions are subject to all of the requirements of Ordinance 63, subdivision ordinance of the City of Beasley, if and as amended. Such subdivision will be considered for approval in the same manner and subject to the same provisions of Ordinance 63, as are applicable to plats for other residential subdivisions, provided that no such mobile home subdivision plat will be approved by the city unless the following additional requirements are complied with.

- (1) It shall contain a minimum of ten (10) acres of land.
- (2) Each home shall be a minimum of 1600 square feet.
- (3) Each home shall be placed parallel to the front street.

- (4) Each lot shall be a minimum of 1/2 of an acre.
- (5) Each lot shall have a set back of thirty-five (35) feet on the front.
- (6) There shall be a minimum of twenty-five (25) feet clearance from any property line for the placement of a manufactured home or any temporary or permanent structure, attachment, or building placed on the lot.
- (7) No business signs shall be permitted on individual homes or lots.

Sign means any outdoor sign, light, display, devices, figure, painting, drawing, message, placard, poster, billboard, handbill, dodger, circular or other thing which is designed, intended, or used to advertise, inform identify, display, direct or attract attention to any object, person, institution, organization, business, product, service, event or location by any means, including words, letters, figures, design, symbols, fixtures, colors, illumination or projected images.

#### **D. Responsibilities of Subdivision Occupants.**

Occupants of mobile homes inside subdivisions will be responsible for complying with all applicable sections of the city's ordinance pertaining to mobile homes, including but not limited to the following:

- A. The occupant shall maintain his mobile home, its lot, its facilities, and equipment in good repair and in a clean, sanitary and safe condition.
- B. The occupant shall be responsible for proper installation and placement of his mobile home in its mobile home stand and proper installation of all utility connections in accordance with the appropriate city rules, ordinances and regulations.
- C. Skirting shall be required on all mobile homes and shall be installed within thirty (30) days after placement of the mobile home.

#### **E. Severability.**

In the event any provision of this ordinance or said codes or application thereof to any person or circumstances, shall be, for any reason, adjudged by a Court of competent jurisdiction, to be invalid, such invalidity shall not affect the other provisions, or application thereof, of this ordinance or said codes which can be given effect without the invalid provision.

F. Adoption of ordinance.

This ordinance shall become effective upon its approval and passage.

PASSED and APPROVED by the City Council this 20th day of April, 1998.

  
Mayor

  
City Secretary