

City Of Ingleside On The Bay

MOBILE HOMES, MOBILE HOME AND RECREATIONAL VEHICLE PARKS

Ordinance No. 1993 -02

An ordinance defining the permissible location, size, minimum standards, requirements for licensing, penalties for violations of the ordinance, the abatement of nuisances and the setting of fees of mobile home or recreational vehicle parks within the city limits of the City Of Ingleside On The Bay.

Whenever in this ordinance or in any ordinance of this city an act is prohibited or is made or declared to be unlawful or an offense or a misdemeanor, or whenever in any such ordinance the commission of any act is required or the failure to do any act is declared to be unlawful, and no specific penalty is provided therefore, the violation of any such provision of this ordinance or any other ordinance shall be by a fine not exceeding Two Hundred dollars (\$200.00). Each day any violation of this ordinance or of any ordinance shall continue shall constitute a separate offense.

A person, firm, or corporation violating any provision or any section of this ordinance shall be deemed guilty of a misdemeanor punishable by a fine of not less than \$100.00 or more than \$200.00

If any mobile home, trailer, or mobile home park is determined to be in violation of this ordinance it shall be declared a nuisance and in addition to the remedies provided in this ordinance, the city may institute any proper action or proceedings in the name of the City Of Ingleside On The Bay to prevent such unlawful construction, reconstruction, alteration, repair, conversion, maintenance, or use, and to restrain, correct, or abate such violation and to prevent the occupancy of any structure, dwelling or premises or to prevent any illegal act, conduct or business.

All sections or parts of sections of this ordinance in conflict with any state law or court decision are hereby repealed to the extent of such conflict, and the state law or court decision shall rule in all cases.

Sec. 1.1 DEFINITIONS.

As used in this ordinance;

MOBILE HOME: A detached single family dwelling unit designed to be transported after fabrication on its own wheels, or on a flatbed or other trailers or detachable wheels for long term occupancy, and containing sleeping accommodations, a flush toilet, tub or shower bath and kitchen facilities with plumbing and electrical connections provided for attachment to outside systems.



TRAILER: A vehicular portable structure such as a travel trailer or camping trailer or self-propelled pick-up truck camper or motor home designed as a temporary dwelling for travel, recreational or vacation use.

DEPENDANT MOBILE HOME: A mobile home without inside toilets and bath.

MOBILE HOME PARK: Any plot of ground upon which facilities are provided for locating two or more mobile homes or trailers to be occupied for dwelling or sleeping purposes regardless of whether or not a charge is made for such accommodation.

MOBILE HOME SPACE: A plot of ground within a mobile home park designed for the accommodation of one mobile home or trailer.

OWNER: Includes the person in whose name the title to the lot, block, tract, or parcel of land is shown to be.

LICENSEE: Any person licensed to operate a mobile home park under the provisions of this ordinance.

PERMITTEE: Any person to whom a permit is issued to construct, maintain or operate a mobile home park under the provisions of this ordinance.

OPERATOR: Includes the person in charge of operating any mobile home park either under a written or verbal lease, or any other arrangement whereby he exercises control over the premises.

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

NATURAL OR ARTIFICIAL BARRIER: Any embankment, fence, hedge, or other feature that serves to block direct pedestrian access or visibility.

#### Sec. 1.2 LOCATION OF MOBILE HOMES OR TRAILERS OUTSIDE PARKS.

It shall be unlawful for any person to locate any mobile home trailer or dependant mobile home used for human habitation upon any street, road, public place or any private premises within the City of Ingleside On The Bay for a period of more than four (4) hours. It shall also be unlawful for any person to locate any mobile home or trailer used for human habitation on any lot, tract, or parcel of land in the City Of Ingleside On The Bay owned by any person for a longer period than Four (4) hours, except in a duly licensed mobile home park.

This ordinance does not prevent any person from parking or storing a trailer or other recreational vehicle if not used as a dwelling or place of abode at a private premises.

#### Sec. 1.3 LICENSES GENERALLY.



(a) Required. It shall be unlawful for any person to operate any mobile home park within the city limits of the City Of Ingleside On The Bay unless he holds a valid license issued annually by the City Of Ingleside On The Bay in the name of such person for the specific mobile home park.

(b) APPLICATION FOR INITIAL MOBILE HOME PARK LICENSE. Application for an initial mobile home park license shall be filed with the designated official of the City Of Ingleside On The Bay and shall include the following but not limited to;

- (1) Name and address of the applicant.
- (2) Location and legal description of the mobile home park.
- (3) A complete plan of the park in conformity with the requirements of this ordinance.
- (4) Plans and other specifications of all building, lot sizes and other facilities constructed or to be constructed, and such other information as may be requested by the designated official to enable him to determine if the proposed park will comply with legal requirements.

The application and all accompanying documents shall be filed in duplicate. If the proposed mobile home park, when constructed or altered in accordance with such plans and specifications, be in compliance with all provisions of this and all other ordinance and statutes, the designated official shall approve the application and upon the completion of the park according to the plans shall issue the license.

(c) RENEWAL OF MOBILE HOME PARK LICENSE. Application for renewals of licenses shall be made in writing by the licensee and shall contain any change in the information submitted since the original license or latest renewal was granted.

(d) TRANSFER OF LICENSE. Every person holding a license shall give written notice to the City Of Ingleside On The Bay within one week after having sold, transferred or given away or otherwise disposed of interest or control of any mobile home park. Such notice shall include the name and address of the person succeeding to the ownership or control of such mobile home park. Upon application in writing for transfer of the license and payment of the transfer fee, the license shall be transferred if the mobile home park is in compliance with all applicable provisions of this ordinance.

#### Sec. 1.4 SPECIAL USE PERMIT.

(a) REQUIRED. It shall be unlawful for any person to construct, alter or extend any mobile home park within the city limits of the City Of Ingleside On The Bay unless he holds a valid special use permit issued by the city; except as to maintenance and operation thereof, of a mobile home park already in existence at the time of the passage of this ordinance shall be treated as a



non-conforming use.

(b) APPLICATION. All applications for permits shall be made to the City Of Ingleside On The Bay and shall contain the following but not limited to;

- (1) The name and address of applicant.
- (2) Interest of applicant in the mobile home park.
- (3) Location and legal description of the mobile home park.
- (4) Plans of the proposed park showing;
  - a) The area and dimensions of the tract of land.
  - b) The number, location, and size of all mobile home and trailer lots.
  - c) The location and width of roadways and walkways.
  - d) The location of service buildings and any other proposed structures.
  - e) Locations of all utility easements.

Sec. 1.5 FEES.

a) Permit application fee for each mobile home park...	\$250.00
b) License; original, and renewal fee for each mobile home Park.....	\$300.00
c) Transfer of license. The fee for transfer of license shall be.....	\$200.00

Sec. 1.6 EXPIRATION OF LICENSE.

All licenses issued under the terms and conditions of this ordinance shall expire each year on the thirty first day of December following the issuance date.

Sec. 1.7 POSTING OF LICENSE.

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

Sec. 1.8 REVOCATION OF LICENSE.

The City Of Ingleside On The Bay may revoke any license to maintain or operate a mobile home park when the licensee or his agent has violated any provision of this ordinance. After such revocation, the license may be reissued if the circumstances leading thereto have been remedied and the park is being maintained and operated in full compliance with this ordinance.

Sec. 1.9 MOBILE HOME PARK PLAN.

The mobile home park shall conform to the following requirements:

- (a) The park shall be located on a well drained site, properly graded to insure proper drainage. The access to the mobile home park shall be from an arterial highway or secondary thoroughfare;



the number and locations of access roads or drives shall be controlled for traffic safety and protection of surrounding properties; no mobile home space shall be designed for direct access to a street outside the boundaries of the mobile home park.

(b) There shall be no minimum lot area for a mobile home or trailer site, except that mobile homes and trailers shall be so harbored on each space that there shall be at least twenty (20) foot unobstructed clearance between mobile homes or trailers, provided however, with respect to mobile homes or trailers parked end-to-end clearance may be less than twenty (20) feet, but in no case less than ten (10) feet. No part of a mobile home or trailer shall be located closer than twenty (20) feet to any building within the park nor closer than ten (10) feet to an access drive.

*three* (c) The minimum width and/or depth of the mobile home park shall be three hundred (300) feet, and the minimum total area shall be ~~one~~ (3) acres including one-half (1/2) of the width of boarding streets with a maximum density of eight mobile home or trailer lots per acre.

(d) Not less than eight percent (8%) of the gross site area shall be devoted to recreational purposes. Recreation area includes space for community building, community use facilities, swimming pools, drying yards, etc. Recreational areas shall be centrally located, free of traffic hazards and be accessible to the handicapped.

(e) Each mobile home or trailer lot shall be clearly marked on the ground by a permanent marker.

(f) Each mobile home or trailer space shall be provided with an outdoor living area with a minimum area of three hundred (300) square feet and a concrete surface or slab of an area of one hundred sixty (160) square feet.

(g) Tenant storage shall be provided conveniently near each mobile home or trailer space with a minimum of ninety (90) square feet per mobile home or trailer lot.

(h) Off street parking spaces in mobile home parks shall be provided in the ratio of at least two (2) spaces per lot, convenient to tenants and must be handicap accessible. Off street visitor parking shall be provided in convenient locations throughout the park with a minimum of one car space per three mobile home or trailer lots.

(i) Each mobile home and trailer space must be provided with anchors and tie-downs of concrete, steel screw auger or other suitable device to secure the superstructure against overturning. The anchor and tie down shall be able to withstand a minimum tensile strength of 2,800 pounds

(j) Every mobile home park shall have a natural or artificial



barrier surrounding the entire premises.

(k) No dependant mobile home or trailer shall be allowed in a mobile home park, as defined in this ordinance.

#### Sec. 1.10 Streets.

All mobile home parks shall be provided with safe and convenient vehicular access from abutting public streets or roads to each mobile home or trailer lot. Every roadway or street within the mobile home park shall be of blacktop or asphalt overlay construction with concrete curbing.

Entrance road to the mobile home park shall have a minimum road pavement width of thirty-five (35) feet. All interior streets shall have a minimum width of twenty-five (25) feet. All minor streets (less than 500 feet long) shall have a minimum width of twenty (20) feet. All street widths may be reduced by two (2) feet if adjacent sidewalks are provided.

Public sidewalks not less than three (3) feet wide shall be provided from mobile home or trailer lots to the service building, or buildings

#### Sec. 1.11 REGISTER OF OCCUPANTS; CONTENTS, AVAILABILITY FOR INSPECTION, DESTRUCTION.

It shall be the duty of each operator and licensee to keep a register containing a record of all mobile home or trailer owners and occupants located within the park. The register shall contain the following information;

- a) The name and address of each mobile home or trailer occupant.
- b) The name and address of the owner of each mobile home or trailer.
- c) The make, model, size, serial number, year and license number of each trailer or mobile home.
- d) The state, territory or country issuing such license.
- e) The date of arrival and of departure of each mobile home or trailer

The mobile home park operator shall keep the register available for inspection at all times by any peace officer, code enforcement officer, fire chief, public health official and any other official whose duties necessitate acquisition of the information contained in the register.

The mobile home park permittee shall be required to maintained the register for not less than three (3) years before destruction.

#### Sec. 1.12 ALTERATIONS AND ADDITIONS.

It shall be unlawful for any person operating a mobile home park, or occupying a mobile home to construct or permit to be



constructed in such park or in connection with such mobile home any additional structure, building or shelter separately or in connection with or attached to a mobile home, except, however, awnings of canvas, or metal, suitably constructed may be attached to said mobile home, and skirting of mobile homes and trailers is permissible.

Sec. 1.13 LAUNDRY FACILITIES.

Laundry facilities shall be provided as follows:

(a) Not less than one single laundry sink and one operable automatic type washing machine and automatic dryer for the first ten (10) mobile home spaces or any less number thereof, and for mobile spaces in excess of ten (10) spaces not less than one laundry sink, automatic washing machine and automatic dryer for every ten (10) spaces or fraction thereof. In addition thereof a drying yard with a minimum of 2000 square feet per 30 living units shall be provided.

Sec. 1.14 OFFICE, COMMUNITY SERVICE OR RECREATIONAL BUILDING.

The office, community service or recreational building shall be of a permanent structure complying with all state building, plumbing and electrical codes.

The service building shall be well lighted at all times of the day or night, and be well ventilated with screen openings. All rooms containing sanitary or laundry facilities shall have sound resistant walls with dense nonabsorbent water proof materials. Hot and cold water of sufficient quantity shall be provided for rest rooms and laundry facilities.

Sec. 1.15 ELECTRICAL SYSTEMS.

All electrical work performed within the park shall comply with state law as to minimum building standards.

Adequate outside lighting shall be provided to illuminate streets, driveways and walkways for the safe movement of vehicles and pedestrians at night. Each mobile home or trailer space shall be provided with 110/220 volt electrical service.

All electrical systems shall be of the burial type where practical.

Sec. 1.16 WATER SUPPLY.

An adequate supply of pure water for drinking and sanitary purposes shall be supplied by pipes to all buildings and mobile home or trailer spaces within the park to meet the requirements of the park. Each of the individual mobile home spaces shall be provided with a cold water tap at least four (4) inches above the ground. An adequate supply of hot water shall be provided at all



times in the service buildings for all bathing, washing, cleansing and water laundry facilities.

all plumbing work performed within the park shall comply in all respects with the requirements and minimum standards of the state plumbing code.

#### Sec. 1.17 SEWAGE DISPOSAL

Waste from showers, bath tubs, flush toilets, urinals, lavatories, slop sinks, and laundries in service and other buildings within the park shall be discharged into a public sewer system in compliance with applicable ordinances if a public sewer system is available, or into a private sewer system and disposal plant or septic tank system of such construction and in such a manner as will present no health hazard or contamination of creeks, streams, natural and man made drainage systems, bays or estuaries.

Each mobile home or trailer space shall be provided with a trapped sewer at least four (4) inches in diameter, which shall be connected to receive the waste from the shower, bath, tub, flush toilet, lavatory and kitchen sink of the mobile home or trailer harbored in such space and having any or all of such facilities. The trapped sewer in each space shall be connected to discharge the mobile home waste into a public sewer system if one is available and in compliance with applicable ordinances or into a private sewer system disposal plant or septic tank system of such construction and in such a manner as will present no health hazard, or contamination of creeks, streams, natural and man made drainage systems, bays or estuaries and such construction must be approved by the city or local health officer or city code enforcement officer. All plumbing work performed within the park shall comply in all respects with the minimum requirements of the state plumbing code.

#### Sec. 1.18 NUMBER, LOCATION, MAINTENANCE OF GARBAGE CONTAINERS; COLLECTION, DISPOSAL OF GARBAGE AND RUBBISH; FEES.

Garbage containers with tight fitting covers shall be provided in quantities adequate to permit disposal of all garbage and rubbish. Garbage containers shall be located not further than two hundred (200) feet from any mobile home or trailer space. The containers shall be kept in a sanitary condition at all times. Garbage and rubbish shall be collected and disposed of as frequently as may be necessary to insure that the containers do not overflow.

Fees for the collection and disposal of garbage shall be in accordance with established fees as set forth by the City Council of the City of Ingleside On The Bay. *ALL SERVICE PROVIDED BY C.L. of I.O.B shall be billed to PARK OWNER.*

Sec. 1.19 FIRE PROTECTION.

Every mobile home park shall be equipped at all times with



fire extinguishing equipment in good working order, of such type, size and number and so located within the park as to satisfy applicable reasonable regulations of the fire department. No open fires shall be permitted at any place which may endanger life or property. No fire of any type shall be left unattended at any time.

Sec. 1.20 ANIMALS AND PETS.

No owner or person in charge of any dog, cat or other pet animal shall permit it to run or roam at large or commit any nuisance within the limits of any mobile home or trailer park.

Sec. 1.21 The City Secretary is authorized and directed to publish this ordinance by publishing the caption hereof in the official newspaper one time and by posting the captioned hereof in three (3) public places in the City Of Ingleside On The Bay.

This ordinance shall become effective immediately upon approval and adoption by the City Council.

Passed and approved by the City Council of Ingleside On The Bay this 25<sup>th</sup> day of MARCH 1993.

  
MAYOR, Alfred Robbins

Attest:

  
City Secretary





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ON THE BAY**

**MOBILE HOMES,  
MOBILE HOME AND RE-  
CREATIONAL VEHICLE  
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NO. 1993-02**

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Whenever in this ordinance or in any ordinance of this city an act is prohibited or is made or declared to be unlawful or an offense or a misdemeanor, or whenever in any such ordinance the commission of any act is required or the failure to do any act is declared to be unlawful, and no specific penalty is provided therefore, the violation of any such provision of this ordinance or any other ordinance shall be a fine not exceeding Two Hundred dollars (\$200.00). Each day any violation of this ordinance or of any ordinance shall continue shall constitute a separate offense.

THE STATE OF TEXAS  
COUNTY OF SAN PATRICIO:

Before me, the undersigned authority, personally appeared

R. P. RICHARDS

of The Ingleside Index, who after being

by me duly sworn, on his oath deposes and said:

1. That (he) <sup>XX</sup>(she) is PUBLISHER of The Ingleside Index a weekly newspaper published in San Patricio County, Texas.

2. That the CITY OF INGLESIDE ON THE BAY: ORD #1993-02  
RE: MOBILE HOMES, MOBILE HOME & RECREATIONAL VEHICLE  
PARKS

hereto annexed, was published in the regular issues of said Ingleside Index once

each week for One (1) successive weeks said publications  
having been made on the April 1, 1993

3. That a printed copy of said notice

as the same appeared in said issues is attached hereto.

R. P. Richards



Sworn to and subscribed before me this April day of 1993

PUBLICATION FEE: \$

40.56

Elizabeth Vana  
Notary Public, San Patricio County, Texas