

ORDINANCE NO. 2021-0614-M

AN ORDINANCE GOVERNING MANUFACTURED HOMES AND MANUFACTURED HOME SITES; PROVIDING A PENALTY; CONTAINING A CUMULATIVE CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

Section 1 – Definitions

- A. *Administrator* means the Mayor or a City employee designated by the Mayor to administer this ordinance or his authorized representative.
- B. *Governing body* means the City Council.
- C. *License* means a written license issued by the Administrator allowing a person to operate and maintain a manufactured home under the provisions of this ordinance and any rules or regulations issued hereunder.
- D. *HUD-Code Manufactured Home (formerly called a Mobile Home)*: Means 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 or more sections, which, in the traveling mode, is ten (10) body feet or more in width or fifty (50) body feet in length, or, when erected on site, is five hundred (500) 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..
- E. *Manufactured home lot* means a parcel of land for the placement of a single manufactured home and dedicated or restricted to the exclusive use of its occupants and shall have a minimum street frontage of fifty (50.0') feet and a minimum size of 5,000.00 square feet, including M/H park lots.
- F. *Manufactured home stand* means that part of an individual lot which has been reserved for the placement of the manufactured home, appurtenant structures or additions.
- G. *Permit* means a written permit issued by the Administrator permitting the location or alteration of a manufactured home on a subdivided lot, under the provisions of this ordinance and the rules and regulations issued hereunder.
- H. *Person* means any owner or owners of a manufactured home regardless whether such owner or owners is an individual, family members, firm, trust, partnership, public or private association or corporation or combination thereof.
- I. *Service building* means a structure housing toilet, lavatory and such other facilities as may be required by this ordinance.
- J. *Sewer connection* means the connection consisting of all pipes, fittings and appurtenances from the drain outlet of the manufactured home to the inlet of the corresponding sewer riser pipe of the sewer system.
- K. *Sewer riser pipe* means that portion of the sewer lateral which extends vertically to the ground elevation and terminates at each manufactured home lot.
- L. *Water connection* means the connection consisting of all pipes, fittings and appurtenances from the water riser pipe to the water inlet pipe of the distribution system within the manufactured home.
- M. *Water riser pipe* means that portion of the water supply system serving the manufactured home park which extends vertically to the ground elevation and terminates at a designated point at each manufactured home lot.

- N. *Manufactured housing or manufactured home* means a HUD-Code manufactured home or a mobile home and collectively means and refers to both.
- O. *Travel trailer* means a portable vehicle built on a chassis and designed as a temporary dwelling for travel, recreation and vacation use, which does not exceed eight (8.0') feet in width and twenty-nine (29.0') feet in length, exclusive of tongue. The term travel trailer shall also include all portable structures which may be moved under their own power, towed or transported by another vehicle, and shall include other types of vehicles such as, but not limited to, trucks, vans and buses that have been converted to temporary dwellings for travel, recreation and vacation use, regardless of size.
- P. *Skirting* means a SOLID material (wood, plastic, vinyl, masonry or metal) that is used for the placement around the exterior base of the manufactured home that clearly encloses the undercarriage of said manufactured home. The skirting may allow for proper venting while hiding the undercarriage from public view.
- Q. *Replacement multi-section HUD code manufactured home* means a structure, manufactured and transported in two or more sections, which when placed on a site is a minimum of twenty-four feet in width, when measured at a right angle to the length, and is designed to be used as a dwelling when connected to the required utilities and including but not limited to plumbing, heating, air conditioning, and electrical systems contained therein. For purposes of this article, the home must be no more than three model years of age older than the current model year.

Section 2 - Permits for Location, Alteration, and Extension

2.1 Except as provided by Section 2.1.1, mobile homes are prohibited from being located within the city limits of the City of Hardin and it shall be unlawful for any person to locate, park, alter or extend any mobile home within the city limits of HARDIN, TEXAS. This prohibition does not apply to mobile homes which are legally permitted and used or occupied as a residential dwelling in the City on January 17, 2005, except that the relocation of such mobile homes is prohibited and the replacement for any such mobile home must be a HUD-Code manufactured home. It shall be unlawful for any person to locate, park, alter or extend any manufactured home within the limits of Hardin, Texas.

2.1.1 A person may locate, park, alter or extend any manufactured home or manufactured home park within the limits of Hardin, Texas if he holds a valid permit issued by the City in the name of such person for the specific location, parking, alteration or extension proposed.

2.2 All applications for permits shall be made to the Administrator and shall contain the following:

2.2.1 Name and address of applicant.

2.2.2 Interest of the applicant in the manufactured home lot.

2.2.3 Location and legal description of the manufactured home lot.

2.2.4 A Site Plan as provided for in Section IV.

2.2.5 All applications for permits shall be accompanied by the deposit of a fee, established by resolution by the governing body, for manufactured homes.

2.2.6 If an application under this ordinance meets the requirements of this ordinance and regulations issued hereunder, a permit shall be issued by the Administrator.

2.2.7 Not be more than ten (10) years of age if requesting a permit for placement within the City.

Section 3 - License for Operation and Maintenance/Suspension of License or Permit

3.1 Manufactured homes on individual lots that existed there on June 26, 2017 are grandfathered, except that whenever a manufactured home is removed, prior to placing another manufactured home on the lot, the setback, spacing, off-street parking, skirting and other requirements of this ordinance shall be required.

3.2 Whenever, upon inspection of any manufactured home, the Administrator finds the conditions or practices exist which are in violation of any provision of this ordinance or regulations issued hereunder, the Administrator shall give notice, in writing, in accordance with Section 6.1 to the person to whom the license or permit was issued that, unless such conditions or practices are corrected within thirty (30) days, the license or permit shall be suspended, the Administrator, upon good cause shown, may extend such thirty (30) day period. At the end of such period or any authorized extension thereof, the Administrator shall reinspect such manufactured home and, if such conditions or practices have not been corrected, he shall suspend the license or permit and give notice in writing of such suspension to the person to whom the license or permit is issued. Upon receipt of notice of such suspension, such person shall cease operation of such manufactured home park or usage of manufactured home except as provided in Section 6.2.

3.3 Any person whose license or permit has been suspended, or who has received notice from the Administrator that his license or permit will be suspended unless certain conditions or practices at the manufactured home are corrected, may request and shall be granted a hearing on the matter under the procedure provided by Section VI of this ordinance; provided that when no petition for such hearing shall have been filed within ten (10) days following the day on which notice of suspension was served, such license or permit shall be deemed to have been automatically revoked at the expiration of such ten (10) day period.

Section 4 - Preparation, Submittal and Approval of Site Plans

4.1 General Requirements:

4.1.1 Individual Manufactured Home Sites (outside manufactured home park) - the Administrator may require, in writing, any or all of the information referred to in this ordinance be presented in graphic form before a permit is issued under this ordinance.

4.2 Site Plan Required - Consistent with the provisions of Section 4.1, a site plan shall be submitted prior to obtaining a permit under this ordinance.

4.3 Site Plan Requirements - the Site Plan shall show:

4.3.1 Name and address of applicant.

4.3.2 Location and legal description of property.

4.3.3 Complete plot plan (which for a manufactured home park shall be prepared, signed and sealed by a registered professional engineer) at a scale of 1"=40' or larger, and showing the following:

4.3.3.1 All existing structures and facilities.

4.3.3.2 Parcel boundaries and dimensions.

4.3.3.3 Location of all buildings, roads and property lines on adjacent tracts within one hundred (100.0') feet of proposed park.

4.3.3.4 All building setback lines, front, side and rear (Reference: Sections 8.5 and 8.7).

4.3.4 Information as such to be necessary to coordinate the enforcement of this ordinance and the City's subdivision regulations.

4.3.5 Other information as City reviewing officials may reasonably require.

4.4 Site Plan Submittal, Review and Approval - The Site Plan for a manufactured home park shall be submitted, reviewed and approved per the same procedure as established for the submittal, review and approval of a preliminary plat in the City's subdivision regulations. Comparable information required for plat approval may be required for manufactured home sites (parks or individual subdivided lots) plan approval. The Administrator shall approve site plans for individual lots.

Section 5 - Notices, Hearings and Orders

6.1 Whenever the Administrator determines that there are reasonable grounds to believe that there has been a violation of any provision of this ordinance, or rules or regulations issued hereunder, the Administrator shall give notice of such alleged violation to the person to whom the permit or license was issued, as hereinafter provided. Such notice shall:

6.1.1 Be in writing; and

6.1.2 Include a statement of the reasons for its issuance; and

6.1.3 Be served upon the owner or his agent as the case may require provided that such notice or order shall be deemed to have been properly served either upon such owner or agent when a copy thereof has been sent by registered mail to his last known address, or when he has been served with such notice by any method authorized or required by the laws of this State; and

6.1.4 Contain an outline of remedial action which, if taken will effect compliance with the provisions of this ordinance and regulations issued hereunder; and

6.1.5 Notify the recipient of the rights of appeal provided for in Section VI of this ordinance.

6.2 Any person affected by any notice which has been issued in connection with the enforcement of any provision of this ordinance, or regulation issued hereunder, may request and shall be granted a hearing on the matter before the City Council, provided that such person shall file in the office of the Administrator a written petition requiring such hearing and setting forth a brief statement of the grounds therefore within ten (10) days after the day the notice was served. The filing of the request for a hearing shall operate as a stay of the notice and of the suspension except in the case of an order issued under Section 6.5. Upon receipt of such petition, the petition shall be entered on the agenda of the next regular meeting of the City Council and the Administrator shall give the petitioner written notice thereof. At such hearing, the petitioner shall be given an opportunity to be heard and to show why such notice should be modified or withdrawn.

Upon application of the petitioner, the date of the hearing may be postponed for a reasonable time beyond the next regular meeting of the City Council when the petitioner has submitted good and sufficient reasons for such postponement.

6.3 After such hearing, there shall be made findings as to compliance with the provisions of this ordinance and regulations issued hereunder and an order issued in writing sustaining, modifying or withdrawing the notice which shall be served as provided in Section 6.1.3. Upon failure to comply with any order sustaining or modifying a notice, the license of the manufactured home park affected by the order shall be revoked.

6.4 The proceedings at such a hearing, including the findings and decision of the Administrator and City Council together with a copy of every notice and order related thereto, shall be entered as a matter of public record in the office of the Administrator, but the transcript of the proceedings need not be transcribed unless judicial review of the decision is sought as provided by this section. Any person aggrieved by the decision of the City Council may seek relief therefrom in any court of competent jurisdiction, as provided by the laws of this state.

6.5 Whenever the Administrator finds that an emergency exists which requires immediate action to protect the public health, he may without notice or hearing issue an order reciting the existence of such an emergency and requiring that such action be taken as he may deem necessary to meet the emergency, including the suspension of the permit or license. Notwithstanding any other provisions

of this ordinance, such order shall be effective immediately.

Any person to whom such an order is directed shall comply therewith immediately, but upon petition to the Administrator shall be afforded a hearing as soon as possible. The provisions of Section 6.3 and 6.4 shall be applicable to such hearing and the order resulting from the hearing issued thereafter.

Section 7 - Adoption of Regulations

7.1 The City Council is hereby authorized to make and have made and, after public hearing, to adopt such written regulations as may be necessary for the proper enforcement of the provisions of this ordinance. Such regulations shall have the same force and effect as the provision of this ordinance, and the penalty for violation of the provisions of this ordinance, as hereinafter provided.

Section 8 - Environmental, Open Space and Access Requirements for All Manufactured Homes

8.1 General Requirements:

8.1.1 The condition of soil, ground water level, drainage and topography shall not create hazards to the property or the health or safety of the occupants. The site shall not be exposed to objectionable smoke, noise, odors or other adverse influences, and no portion subject to unpredictable and/or sudden flooding, subsidence or erosion shall be used for any purpose which would expose persons or property to hazards.

8.1.2 Each mobile home lot shall contain a minimum of five thousand (5,000) square feet and have a minimum width of fifty (50') feet.

8.2 Soil and Ground Cover Requirements - Exposed ground surfaces in all parts of every manufactured home site shall be paved, or covered with stone screenings, or other solid material, or protected with vegetative growth that is capable of preventing soil erosion and of eliminating objectionable dust.

8.3 Site Drainage Requirements - The ground surface in all parts of every manufactured home site shall be graded and equipped to drain all surface water in a safe, efficient manner.

8.4 Sale of Manufactured Homes - Nothing contained in this section shall be deemed as prohibiting the sale of a manufactured home located on a manufactured home stand in a manufactured home park or individual lot and connected to the pertinent utilities. However, such sale must be in compliance with the requirements of the Texas Manufactured Housing Standards Act. Such manufactured homes connected or reconnected to utility services shall be habitable as that term is defined by the Texas Manufactured Housing Standards Act and shall reasonably comply with all other location requirements, including skirting, parking, sidewalks and utilities.

8.5 Required Separation Between Manufactured Homes - Manufactured homes shall be separated from each other and from other buildings and structures by at least fifteen (15.0') feet; or at least seven and one-half (7.5') feet from any lot or manufactured home space line; provided that manufactured homes placed end-to-end may have a clearance of ten (10.0') feet where opposing rear walls are staggered.

8.6 Required Setbacks, Buffer Strip and Screening

8.6.1 All manufactured homes shall be located at least twenty-five (25.0') feet from any manufactured home park property boundary line abutting upon a public street or highway and at least fifteen (15.0') feet from interior manufactured home park property boundary lines.

8.6.2 There shall be minimum distance of ten (10.0') feet between an individual manufactured home and adjoining pavement or a park street, or common parking area or other common areas.

8.6.3 All manufactured homes located adjacent to industrial or commercial land uses shall be provided with screening such as fences or natural growth along the boundary line separating the manufactured home residential use and such adjacent non-residential uses.

8.7 Required Off-Street Parking Areas

8.7.1 Off-street parking areas shall be provided on all manufactured home sites for the use of manufactured home occupants and guests. Such areas shall be furnished at the rate of at least two (2) car spaces for each manufactured home lot and shall be a paved surface, i.e. gravel, rock, concrete and/or asphalt.

8.7.2 Required car parking spaces shall be so located as to provide convenient access to the manufactured home but shall not exceed a distance of two hundred (200.0) feet from the manufactured home that it is intended to serve.

8.8 Mobile Home Stands - All manufactured homes must be installed in compliance with the requirements of the Texas Manufactured Housing Standards Act (Texas Civil Statutes, Article 5221(f)), the Administrative Rules of the Texas Department of Housing and Community Affairs and the Administrative Orders of its Director.

Section 9 - Water Supply

9.1 An accessible, adequate, safe and potable supply of water shall be provided in each manufactured home. Where a public supply of water of satisfactory quantity, quality and pressure is available, connection shall be made thereto and its supply used exclusively. When a satisfactory public water supply is not available, a private water supply system may be developed and used as approved by the City and State.

9.2 Source of Supply

9.2.1 The water supply shall be capable of supplying a minimum of one hundred fifty (150) gallons per day per manufactured home.

9.2.2 Every well or suction line of the water supply system shall be located and constructed in such a manner that neither underground nor surface contamination will reach the water supply from any source. The following minimum distances between wells and various sources of contamination shall be required:

<u>Contamination Sources</u>	<u>Well or Suction Line</u>
Building Sewer	50 feet
Septic Tank	50 feet
Disposal Field	100 feet
Seepage Field	150 feet
Dry Well	50 feet
Cesspool	150 feet

9.2.3 No well casing, pumping machinery or suction pipes shall be placed in any pit, room or space extending below ground level nor in any room or space above ground which is walled in or otherwise enclosed, unless such rooms, whether above or below ground, have free drainage by gravity to the surface of the ground.

9.2.4 The treatment of a private water supply shall be in accordance with applicable laws and regulations.

9.3 Water Storage Facilities - All water storage reservoirs shall be covered, watertight and constructed of impervious material. Overflows and vents of such reservoirs shall be effectively screened. Manholes shall be constructed with overlapping covers so as to prevent the entrance of contaminated material. Reservoir overflow pipes shall discharge through an acceptable air gap.

9.4 Individual Water-Riser Pipes and Connections

9.4.1 Individual water rise pipes shall be located within the confirmed area of the manufactured home stand at a point where the water connection will approximate a vertical position.

9.4.2 Water riser pipes shall extend at least four (4.0) inches above ground elevation. The pipe shall be at least three-quarter (3/4) inch. The water outlet shall be capped when a manufactured home does not occupy the lot.

9.4.3 Adequate provisions shall be made to prevent freezing of service lines, valves and riser pipes and to protect risers from heaving and thawing actions of ground during freezing weather. Surface drainage shall be diverted from the location of the riser pipes.

9.4.4 A shut off valve below the frost line shall be provided near the water riser pipe on each manufactured home lot.

9.4.5 Underground stop and waste valves shall not be installed on any water service.

Section 10 - Sewage Disposal

10.1 An adequate and safe system shall be provided for all manufactured homes for conveying and disposing of all sewage. Such system shall be designed, constructed and maintained in accordance with state and local laws and engineering standards.

10.2 All sewer lines shall be located in trenches of sufficient depth to be free of breakage from traffic or other movements and shall be separated from the water supply system at a safe distance. Sewers shall be at a grade which will ensure a velocity of two (2.0') feet per second when flowing full. All sewer lines shall be constructed of materials approved by the City, shall be adequately vented, and shall have watertight joints.

10.3 Individual Sewer Connections

10.3.1 Each manufactured home stand shall be provided with at least a four (4.0") inch diameter sewer rise pipe. The sewer rise pipe shall be so located on each stand that the sewer connection to the manufactured home drain outlet will approximate a vertical position.

10.3.2 The sewer connection (see definition) shall have a nominal inside diameter of at least three (3.0") inches, and the slope of any portion thereof shall be at least one-fourth (1/4") inch per foot. The sewer connection shall consist of one pipe line only without any branch fittings. All joints shall be watertight.

10.3.3 All materials used for sewer connections shall be semi-rigid, corrosive resistant, non-absorbent and durable. The inner surface shall be smooth.

10.3.4 Provision shall be made for plugging the sewer rise pipe when a manufactured home does not occupy the lot. Surface drainage shall be diverted away from the riser. The rim of the riser pipe shall extend at least four (4.0") inches above the ground elevation.

10.4 Where the sewer lines of the manufactured home are not connected to a public sewer, all proposed sewage disposal facilities shall be approved by the City prior to construction. Effluents from sewage treatment facilities shall not be discharged into any water of the State except with prior approval of the City, State and the United States Environmental Protection Agency.

Section 11 - Electrical Distribution System

11.1 Every manufactured home shall contain an electrical wiring system consisting of wiring, fixtures, equipment and appurtenances which shall be installed and maintained in accordance with applicable codes and regulations governing such systems.

11.2 Power Distribution Lines

11.2.1 Main power lines not located underground shall be suspended at least fourteen (14.0') feet above the ground. There shall be a minimum horizontal clearance of three (3.0") feet between overhead wiring and any manufactured home, service building or other surface.

11.2.2 All direct burial conductors or cable shall be buried at least thirty (30.0") inches

below the ground surface and shall be insulated and specially designed for the purpose. Such conductors shall be located not less than one (1.0) foot radial distance from water, sewer, gas or communication lines.

11.3 Individual Electrical Connections

11.3.1 Each manufactured home lot shall be provided with an approved disconnecting device and over-current protective equipment. The minimum service per outlet shall be 120/240 volts AC, 200 amperes.

11.3.2 Outlet receptacles at each manufactured home stand shall be located not more than twenty-five (25.0') feet from the over-current protective devices in the manufactured home and a three (3) pole, four (4) wire grounding type shall be used. Receptacles shall be of weather-proof construction and configurations shall be in accordance with American Standard Outlet Receptacle C-73.1.

11.3.3 The manufactured home shall be connected to the outlet receptacle according to the requirements of the Texas Manufactured Housing Standards Act ("Act") and the Administrative Rules ("Rules") of the Texas Department of Housing and Community Affairs, 10 Texas Administrative Code, Chapter 8 (September 1, 1995, as amended) and if such Act and/or Rules do not apply, then by an approved type of flexible cable with connectors and a male attachment plug.

11.3.4 Where the calculated load of the manufactured home is more than 50 amps, then, when not inconsistent with the provisions of the Texas Manufactured Housing Standards Act and the Administrative Rules ("Rules") of the Texas Department of Housing and Community Affairs, 10 Texas Administrative Code, Chapter 8 (September 1, 1995, as amended), either a second outlet receptacle shall be installed or electrical service shall be provided by means of permanently installed conductors.

11.4 Required Grounding. All exposed non-current carrying metal parts of manufactured homes and all other equipment shall be grounded according to the provisions of the Texas Manufactured Housing Standards Act and the Administrative Rules ("Rules") of the Texas Department of Housing and Community Affairs, 10 Texas Administrative Code, Chapter 8 (September 1, 1995, as amended) or, if same do not apply, by means of an approved grounding conductors or other approved method of grounded metallic wiring. The neutral conductor shall not be used as an equipment ground for manufactured homes or other equipment.

Section 13 - Refuse Handling

13.1 The storage, collection and disposal of refuse on the manufactured home site shall be so conducted as to create no health hazards, rodent harborage, insect breeding areas, accident or fire hazard or air pollution.

13.2 All refuse shall be stored in fly tight, watertight, rodent-proof containers, which shall be located not more than one hundred fifty (150.0') feet from any manufactured home lot. Containers shall be provided in sufficient number and capacity to properly store all refuse.

13.3 Refuse collection stands shall be provided for all refuse containers. Such container stands shall be so designed as to prevent containers from being tipped, to minimize spillage and container deterioration and to facilitate cleaning around them.

13.4 All refuse containing garbage shall be collected in accordance with CITY schedule.

Section 14 - Insect and Rodent Control

14.1 Grounds, buildings and structures shall be maintained free of insect and rodent harborage and infestation. Extermination methods and other measures to control insects and rodents shall conform to the requirements of the health authority.

14.2 Storage areas shall be so maintained as to prevent rodent harborage, lumber, pipe and other building material shall be stored at least one (1.0') foot above the ground.

14.3 Where the potential for insect and rodent infestation exists, all exterior openings in or beneath any structure shall be appropriately screened with suitable skirting materials.

14.4 The growth of brush, weeds and grass shall be controlled to prevent harborage of ticks, chiggers and other noxious insects. Parks shall be so maintained as to prevent the growth of ragweed, poison ivy, poison oak, poison sumac and other noxious weeds considered detrimental to health. Open areas shall be maintained free of heavy undergrowth of any description.

Section 15 - Fuel Supply and Storage

15.1 Natural Gas System

15.1.1 Natural gas piping systems shall be installed and maintained in accordance with applicable codes and regulations governing such systems.

15.1.2 Each manufactures home lot provided with piped gas shall have an approved manual shut off valve installed upstream of the gas outlet. The outlet shall be equipped with an approved manual shut off valve installed upstream of the gas outlet. The outlet shall be equipped with an approved cap to prevent accidental discharge of gas when the outlet is not in use.

15.2 Liquefied Petroleum Gas Systems

15.2.1 Liquefied petroleum gas systems shall be installed and maintained in accordance with applicable codes and regulations governing such systems.

15.2.2 Systems shall be provided with safety devices to relieve excessive pressures and shall be arranged so that the discharge terminates at a safe location.

15.2.3 Systems shall have at least one accessible means for shutting off gas. Such means shall be located outside the manufactured home and shall be maintained in effective operating condition.

15.2.4 All LPG piping outside of the manufactures homes shall be well supported and protected against mechanical injury. Undiluted liquefied petroleum gas in liquid form shall not be conveyed through piping equipment and systems in manufactured homes.

15.2.5 Such containers shall not be less than twelve (12) nor more than sixty (60) U.S. gallons gross capacity.

15.2.6 No liquefied petroleum gas vessel shall be stores or located inside or beneath any storage cabinet, carport, manufactured home or any other structure, unless such installations are approved by the CITY.

15.3 Fuel Oil Supply Systems

15.3.1 All fuel oil supply systems shall be installed and maintained in accordance with applicable codes and regulations governing such systems.

15.3.2 All piping from outside fuel storage tanks or cylinders to manufactured homes shall be permanently installed and securely fastened in place.

15.3.3 All fuel oil storage tanks or cylinders shall be securely fastened in place and shall not be located inside of beneath any manufactured home or less than five (5.0') feet from any manufactured home exit.

15.3.4 Storage tanks located in areas subject to traffic shall be protected against physical damage.

Section 16 - Fire Protection

16.1 The manufactured home area shall be subject to the rules and regulations of the CITY OF HARDIN fire prevention authority.

16.2 Fires shall be made only in stoves, incinerators and other equipment intended for such purposes.

16.3 Fire Hydrants

16.3.1 Fire hydrants shall be installed to the standards set by the CITY.

16.3.2 Fire hydrants, if provided, shall be located within five hundred (500') feet of any manufactured home, service building or other structure in the park.

Section 17 - Miscellaneous Requirements

17.1 All manufactured homes located within the city limits shall be properly skirted(individual lots, subdivisions and parks).

17.2. A manufactured home shall not be occupied for dwelling purposes unless it is installed according to the provisions of the Texas Manufactured Housing Standards Act and the Administrative Rules (“Rules”) of the Texas Department of Housing and Community Affairs, 10 Texas Administrative Code, Chapter 8 (September 1, 1995, as amended) and connected to water, sewage and electrical utilities.

Section 19 - Penalties

Any person who violates any provision of this ordinance shall upon conviction be punished by a fine of not less than TEN AND NO/100 (\$10.00) DOLLARS nor more than FIVE HUNDRED AND NO/100 (\$500.00) DOLLARS. Each day that a violation continues of any such provision shall constitute a separate offense.

Section 20 - Cumulative Clause

The provisions of this Ordinance are to be cumulative of all other ordinances or parts of ordinances, currently in force or hereafter enacted, governing or regulating the same subject matter as that covered herein; provided, however, that all prior ordinances or parts of ordinances inconsistent with or in conflict with any of the provisions of this ordinance are hereby expressly repealed to the extent of any such inconsistency or conflict.

Section 21 - Severability Clause

It is the intent of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this ordinance is declared invalid by the judgment or decree of a court of competent jurisdiction, the invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this ordinance since the City Council would have enacted them without the invalid portion.

Section 22 - Effective Date

This ordinance shall be in full force and effect immediately upon adoption by the City Council.

PASSED AND ADOPTED by a vote of the City Council of the City of Hardin, Texas, on June 14th, 2021.

Original Signature on File
Harry Johnson, Mayor

ATTEST:

Original Signature on File
Heather Tanner, City Secretary

