ORDINANCE NO. 2017-007

AN ORDINANCE OF THE CITY OF FLORESVILLE, TEXAS AMENDING SECTION 153.030(8) OF THE CITY'S CODE OF ORDINANCES RELATING TO PLACEMENT OF MANUFACTURED HOUSING WITHIN THE CITY; ESTABLISHING AMENDED AGE RESTRICTIONS ON NEW PLACEMENT AND RELOCATION WITHIN THE CITY LIMITS OF MANUFACTURED HOUSES; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City Council hereby recognizes that there is an issue with manufactured houses being placed within the City that do not conform to modern safety standards. In addition, the aesthetic impact of manufactured homes past certain ages often do not conform with the neighborhoods into which such homes are installed.

WHEREAS, the City Council also recognizes that there are deficiencies in parking spaces and areas upon which vehicles are able to be placed. Manufactured homes are currently exempted from requirements that other homeowners are subject to, namely paving/concreting requirements and minimum parking pad sizes.

WHEREAS, in order to remedy these matters and bring manufactured housing into conformity with the rest of the City, it is necessary to prospectively amend age and parking requirements for manufactured homes..

NOW, THEREFORE BE IT ORDAINED AND ENACTED BY THE CITY COUNCIL OF THE CITY OF FLORESVILLE:

That the following amendments are made to the City Code of Ordinances regarding manufactured homes within the City:

Sec. 153.030(8)
This paragraph is amended to read:

> Every HUD-code manufactured home hereafter installed shall be located on a lot as herein defined and must comply with this Code of Ordinances and must be properly tied down and skirted. In addition, each HUD-code manufactured home must have a driveway starting at the curb or public street if no curb is present, and continuing to a distance of five feet (5') from the location of the HUD-code manufactured home. Any such driveway less than seventy five feet (75') must be constructed from concrete, anything longer may be asphalt. Each HUD-code manufactured home must also include four hundred square feet (400 sqft) of concrete parking, which square footage may include the square footage of the driveway as set forth herein. HUD-code manufactured homes must be a minimum of 1,000 square feet in area and be of a model year not older than five (5) years prior to

the current calendar year at the time of relocation; provided, however, that any HUD-code manufactured home proposed for relocation, with a model year no older than eight (8) years prior to the current calendar year at time of relocation, and located within the city, may be relocated to a properly zoned site upon inspection and securing any appropriate permit and complying with requirements of the Code

This Ordinance shall have an Effective Date of April 27, 2017.

Upon motion of Councilman Nissen, seconded by Councilman Johns, with the following 3 voting in the affirmative, 2 voting in the negative, 0 absent, and 0 abstaining, the above Ordinance is duly **PASSED and APPROVED** this 27th day of April, 2017.

CITY OF FLORESVILLE, TEXAS

Cecelia Gonzalez-Dippel
CECELIA GONZALEZ-DIPPEL
Mayor

Attest:

Monica Cordova
MONICA CORDOVA
City Secretary