
CITY OF PORT LAVACA

MEETING: October 24, 2022

DATE: 10/19/2022

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: DERRICK SMITH, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: At the recommendation of the Planning Board, consider and discuss revisions to Chapter 26-MANUFACTURED HOUSING and the addition of a Recreational Vehicle Parks ordinance.

The following changes have been made to Chapter 26-MANUFACTURED HOUSING:

Sec. 26-1. Definitions.

(NEW) Abandonment means to cease or discontinue a use or activity but excluding temporary or short-term interruptions to a use or activity during periods of remodeling, maintaining, or otherwise improving or rearranging a facility, or during normal periods of vacation or seasonal closure.

(REVISED) Manufactured housing park means a unified development of manufactured housing spaces arranged on a tract of land under single person ownership, meeting all requirements of this chapter, containing ~~ten~~ five or more spaces.

Sec. 26-2. Mobile home requirements.

(NEW) Habitability required. All existing mobile homes installed within or outside the city limits and connected to the city's water and sewer system shall be habitable.

Sec. 26-3. Existing manufactured housing.

(REVISED) Existing conditions. The existing conditions of any manufactured home existing as of the effective date of the ordinance from which this chapter is derived, located within or outside city limits and connected to the city water and sewer system, which are not in strict compliance with this chapter, may be permitted to continue, provided that the manufactured home is habitable. All lots served by utility connections intended for use by manufactured housing that have been abandoned for 180 consecutive calendar days shall not resume further use before conforming with the provisions of this ordinance.

(NEW) Replacement option. Each manufactured home shall only be replaced one time with a newer model of equal or greater construction no greater than ten years from the date of replacement. Any additional replacements shall be in conformance with the currently adopted codes set out in the City of Port Lavaca Code of Ordinances.

Sec. 26-4. HUD-Code manufactured housing.

(REVISED) HUD-Code manufactured housing shall be installed only in a manufactured housing park, manufactured housing subdivisions or other property approved by the building official as described in the remainder of this subsection. A HUD-Code manufactured home will be permitted to be installed on any lot on which a manufactured home was situated in the past one hundred and eighty (180) days.

Sec. 26-6. Manufactured housing parks.

(NEW) Inspections.

Authorized. The city building official or designee shall make one (1) annual inspection per Manufactured Housing Park and additional inspections as are necessary, without prior notice, to determine compliance with this article.

Entry on premises. The city building official and code enforcement officer shall have the power to enter, during normal operation hours, upon any private or public property with the purpose of inspection and investigating conditions relating to the enforcement of this article.

(NEW) Additions. Structures of a permanent nature added or attached to manufactured house such as enclosed porches, screened enclosures, storage closets and carports, shall conform to all applicable provisions of the Building Code. The total combined area of all such additions, except carports, shall not exceed the gross area of the mobile home or manufactured housing itself.

(NEW) Utilities. Each lot shall be supplied with water, sewer, electrical, (natural gas if applicable,) telephone and other services with such services to be underground.

(NEW) Safety. No persons shall occupy a mobile home, manufactured home or recreational vehicle, regardless of the age of the manufactured home, mobile home or recreational vehicle, unless there is installed therein smoke detectors approved by the city, or as required by law for that particular mobile home, manufactured home or recreational vehicle.

- (i) All smoke detectors in a mobile home, manufactured home or recreational vehicle shall be maintained so that they are in good working order at all times.

(NEW) Buffer Areas. A vegetative barrier or opaque fence must be placed on all sides and rear property lines. Along the front property line and any property line abutting a street, an approved landscaping plan and lighting plan will be required and installed.

(NEW) Building Height. No dwelling shall exceed one story.

(NEW) Home Size. Minimum size for manufactured housing shall be no less than four hundred eighty (480) square feet.

CITY OF PORT LAVACA

(NEW) Driveways. A manufactured housing subdivision must have at least a two car driveway surfaced with a hard, dustless material as approved by the public works director and such surfacing shall be maintained in good condition at all times.

Sec. 26-8- Recreational vehicle parks is a proposed new addition to Chapter 26-MANUFACTURED HOUSING.

Planning Board Recommendation: APPROVAL of the revisions to Chapter 26-MANUFACTURED HOUSING and addition of a Recreational Vehicle Parks ordinance.

Staff Recommendation: APPROVAL of the revisions to Chapter 26-MANUFACTURED HOUSING and addition of a Recreational Vehicle Parks ordinance.

Attachments:

- Proposed Chapter 26-MANUFACTURED HOUSING