

ORDINANCE NO. 2010-01

AN ORDINANCE ALLOWING THE CITY TO REGULATE RESIDENTIAL HOUSING UNITS AND MOBILE/MANUFACTURED HOMES.

WHEREAS, the City of Ames, Texas is a Type A General Law Municipality having the right to regulate residential buildings and mobile/manufactured homes within the city; and

WHEREAS, the City Council of the City of Ames, Texas recognizes that mobile/manufactured homes should be regulated to help beautify the city and to provide for safe living conditions; and

WHEREAS, the City Council of the City of Ames, Texas shall have the right to require certain restrictions and limitations on mobile/manufactured homes and residential buildings.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AMES THAT:

DIVISION 1. MOBILE/MANUFACTURED HOMES

SECTION 1: DEFINITIONS

- a) **City.** Means the City of Ames, Texas.
- b) **Manufactured Home.** Means a portable vehicle constructed on a chassis and which has been designed so that it may be occupied and used without a permanent foundation. For the purpose of the article, a manufactured home shall mean a single family dwelling unit suitable for year-round occupancy and which has provision for electrical and water connections and which provides for waste disposal.
- c) **Mobile Home.** Means a structure that was constructed before June 15, 1976, transportable in one or more sections, 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.
- d) **Skirt.** Means concealment from view of the undercarriage on all sides of a Mobile/Manufactured Home.

SECTION 2: Miscellaneous Mobile/Manufactured Home Requirements

- a) All mobile/manufactured homes in the city shall have a skirt that will conceal from view the undercarriage on all sides of the home. Skirting shall be of durable materials suitable for exterior exposures. Skirting must not be attached in a manner that can cause water to be trapped between the siding or trim to which it is attached. The skirting shall be recessed under the siding or trim. Wood in contact with ground level which supports permanent structures shall be approved preservative-treated wood suitable for ground contact use. Existing mobile/manufactured homes in the city as of the date of this article will have five (5) years from date of adoption of this article to comply with this requirement.
- b) All mobile/manufactured homes located within newly annexed areas on or after the adoption of this article shall come under compliance with this section within five (5) years from the

date of annexation.

SECTION 3: Required Separation Between Mobile/Manufactured Homes

- a) Mobile/Manufactured homes shall be separated from each other and from buildings and structures by at least fifteen (15) feet on the sides and end-to-end clearance of ten (10) feet. Existing Mobile/Manufactured homes located within the City as of the date of this article are exempt from this requirement.
- b) An accessory structure which has a horizontal area exceeding twenty-five (25) square feet, is attached to a manufactured home or located within ten (10) feet of its window, and has an opaque top or roof that is higher than the nearest window, shall, for purposes of all separation requirements, be considered to be part of the Mobile/Manufactured home.

SECTION 4: City Approval Required for Home Site

- a) Any person wishing to move a Mobile/Manufactured home into the City must first inform the City of their intentions.
- b) Before a Mobile/Manufactured home can be moved into the City the home site must be approved by a City Official and a nonrefundable fee of \$25.00 must be paid to the City.

DIVISION 2. RESIDENTIAL HOUSING UNITS

SECTION 5: Notice to City

All persons moving into a home within the City or building a new home within the City must notify the City of their intentions, including but not limited to their expected move date and when they will need utilities turned on.

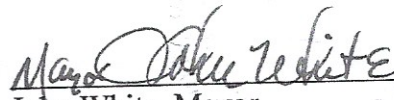
NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Ames, Liberty County, Texas, this Ordinance shall become effective upon signature by the Mayor, or, if not signed or vetoed by the Mayor, upon expiration of the time for ordinances to become law without the signature by the Mayor.

BE IT FURTHER ORDAINED that if any provision or item of this ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items or applications of this ordinance which can be given effect without the invalid provisions, items or applications, and to this end the provisions of this ordinance are hereby declared severable.


BE IT FURTHER ORDAINED that all ordinances or parts of ordinances in conflict herewith are hereby repealed.

The above and foregoing ordinance shall be in full force and effect from and after its adoption, approval and publication, as provided by law.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Ames, this the 11th day of October, 2010.


John White, Mayor

ATTEST:


City Secretary

This document was approved by the Ames Council at a meeting open to the public on Oct. 11, 2010 by votes of 3 in favor and zero 0 opposed. The motion to approve the document was made by Council Member

Emile Fontenot, Jr. and was second by Council Member Louise Donatto. The motion was made carried and was passed.

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City Council Members voting on the above mentioned motion were:

Absent
Jackie P. Miller-Glenn

Janet Scott-Carrier
Janet Scott-Carrier

Absent
Dwight N. Webb

Emile Fontenot, Jr.
Emile Fontenot, Jr. Mayor Pro-Tempore

Louise Donatto
Louise Donatto

Mayor John White
Mayor John White

ATTEST:

Lillie Bernard
Lillie Bernard City Secretary