

ORDINANCE NO. 032299-A

AN ORDINANCE AMENDING
ORDINANCE NO. 110397-A
WHICH SETS FORTH REQUIREMENTS AND OBLIGATIONS FOR SUBDIVISIONS WITHIN THE
INCORPORATED LIMITS AND EXTRATERRITORIAL JURISDICTION OF THE CITY OF
NIEDERWALD, TEXAS; PROVIDING NEW STANDARDS FOR THE CONSTRUCTION,
INSTALLATION AND MAINTENANCE OF MANUFACTURED HOUSING / MOBILE HOMES ;
PROVIDING DEFINITIONS AND EFFECTIVE DATE.

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NIEDERWALD,
TEXAS:**

PART A.

Section 1. Definitions.

MOBILE HOME: Manufactured housing built on a chassis with axles and wheels.

MANUFACTURED HOUSING: A manufactured building, including a mobile home, or portion of a building designed for long-term residential use.

Section 2. General Standards for Manufactured Homes/Mobile Homes.

- (1) Mobile Homes shall have no outside horizontal dimension less than 14 feet, except for original extensions or subsequent additions containing less than 50% of the total enclosed floor area.
- (2) The exterior siding material, excluding skirting, shall be nonmetallic.
- (3) Mobile Homes shall be of adequate quality and safe design, as certified by a label stating that the unit is constructed in conformance with the Federal Mobile Home Construction and Safety Standards in effect on the date of manufacture. A Mobile Home without that certification, but meeting all other requirements, may be accepted as of safe and quality construction provided it meets the following criteria:
 - a. All electrical materials, devices, appliances and electrical equipment are in sound and safe condition. Aluminum conductors are not acceptable.
 - b. All mechanical systems, including space and water heaters, are in sound and safe condition.
 - c. All plumbing, gas piping, and wastewater systems are in sound and safe conditions.
 - d. The unit is in sound and safe structural condition. Uncompressed finish floorings greater than one-eighth inch in thickness beneath loadbearing walls which are fastened in the floor structure are not acceptable. Mobile Homes which have shown signs of fire damage are not acceptable.
 - e. The determination of the acceptance of any non-certified unit shall be made jointly by the Building Inspector and Fire Marshal.

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(4) Mobile Homes shall be installed in accordance with the following criteria:

- a. The frame shall be supported by and tied to a foundation system capable of safely supporting the loads imposed as determined from the character of the soil. The minimum acceptable foundation design shall be a series of 8-inch grout-filled concrete block piers spaced no more than 8 feet on center and bearing on 12-inch by 12-inch solid concrete footings. A tiedown and anchoring system separate and apart from the foundation ties shall be provided as recommended by the manufacturer, if different from the foundation ties.
- b. Axle and hitch assemblies shall be removed at the time of placement on the foundation.
- c. Each mobile home shall be totally skirted with non-corrugated metal, masonry, pressure-treated wood, or other nondegradable material which is compatible with the design and exterior materials of the primary structure.
- d. Electrical power supply shall be made from a meter installation on the mobile home or from a permanent meter pedestal.

(5) Driveways and off-street parking shall be provided in accordance with the requirements for single-family dwellings.

(6) Garage and carport additions are permitted, provided they meet current construction standards and meet the minimum building setback requirements, and have roof and siding materials that is compatible with the primary structure.

(7) Patio and porch covers are permitted, provided they cover an improved patio, deck, or porch, and meet the minimum building setback requirements.

(8) Living area additions are permitted, provided they meet the minimum building setback requirements, have roof and siding material that is compatible with the primary structure, and comply with the same structural standards as required of the primary structure and do not exceed total lot coverage as previously set forth.

Section 3. Manufactured Home/Mobile Home Tie-Down Standards.

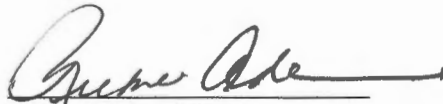
All manufactured homes/mobile homes shall comply with Appendix H of the SBCCI Standard Building Code 1997 Edition in its entirety.

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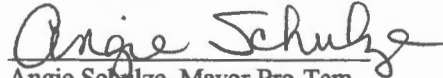
Section 4. Effective Date.

This Ordinance shall become effective on the 29 day of MARCH, 1999.

PASSED AND APPROVED THIS 22 day of MARCH, 1999.

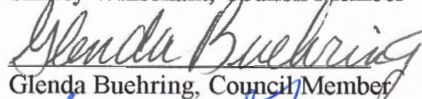


Rickie Adkins, Mayor
City of Niederwald, Texas

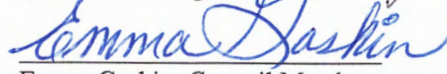


Angie Schulze, Mayor Pro-Tem

Shirley Whisenant, Council Member



Glenda Buehring, Council Member



Emma Gaskin, Council Member

Jan Cox, Council Member

ATTEST:

City Secretary