

APPENDIX B – ZONING
5000 – SUPPLEMENTAL USE REGULATIONS

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5600. - MANUFACTURED HOUSING AND TEMPORARY USE VEHICLE REGULATIONS

[Sec.] 5605. - Purpose.

The purpose of manufactured housing and temporary use vehicle regulations is to determine the applicability of a proposal for siting of mobile homes, manufactured housing and temporary use vehicles; to establish regulations related to their placement; to provide increased opportunities for home ownership; to recognize that manufactured housing and mobile homes have limitations on portability; that a mobile home or manufactured housing unit may experience consequences to the integrity of the structure by the displacement of the structure following initial placement; to provide standards relevant to appearance and compatibility; to associate the housing units with traditional site-built housing through aesthetic detailing, performance and permanence; to recognize effects upon adjacent properties in value and/or appearance; and to address public health, safety, morals and general welfare in the short and long term.

(Ord. No. 71-2000, § 1(5605), 7-5-2000)

[Sec.] 5610. - General regulations.

- A. No mobile home, as defined herein, shall be placed, replaced or relocated within the city limits.
- B. An existing mobile home as defined herein may remain on an existing site if it is habitable and meets minimum housing standards of the city, but may not be expanded or replaced with another mobile home or a manufactured home not permitted herein. Any proposed attendant structure shall require a conditional use permit using procedures under section 7200. The home shall be allowed to receive repairs to comply with building or health codes.
- C. Remodeling or reconstruction, following a natural disaster or a calamity that makes a mobile home uninhabitable, may occur if the cost for remodeling or reconstruction does not exceed 50 percent of the value of the structure immediately prior to the remodel or reconstruction according to the latest tax rolls. Permitted remodeling or reconstruction of a mobile home shall be in accordance with city codes. Permitted remodeling or reconstruction of a manufactured housing unit shall require inspection and approval by a HUD-certified inspector. No replacement mobile home as defined herein or manufactured housing unit prohibited herein shall be used to fulfill the intent of this provision.
- D. With the exception of manufactured housing proposed for locating within mobile home/manufactured housing parks, no mobile home or manufactured housing unit may be relocated from one site to another site within the city limits. This provision does not include the location or placement of new manufactured housing. For the purpose of this definition, new manufactured housing is housing that has never been occupied for any reason including as a sales office unless approved by the Department of Community Development, used as a temporary residence or for commercial use, has never been involved in an accident, nor has received weather-related damage that at any time has affected its structural integrity nor has visible signs of damage.
- E. A person may not perform any installation functions unless the person possesses a valid certificate of registration for installation of manufactured homes as required by Vernon's Ann. Civ. St. art. 5221.
- F. No existing mobile home, existing or proposed manufactured housing unit, existing or proposed temporary use vehicle, within or outside of a park, shall be used for any purpose other than for permanent or temporary residential habitation as may be determined by the nature of the unit or

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vehicle. This provision does not include those situations where such units are used for temporary use as approved by the Department of Community Development.

- G. Any existing or proposed mobile home or manufactured housing unit must at all times be habitable.

(Ord. No. 71-2000, § 1(5610), 7-5-2000)

[Sec.] 5615. - Manufactured housing as in-fill development.

Manufactured housing as new or in-fill development shall be subject to a conditional use permit process by the Commission. The Commission shall evaluate the compatibility of the proposal based upon the following criteria:

A. Compatibility with neighborhood.

1. The square footage contained in the housing is comparable to those of existing housing units in the immediate residential neighborhood or subdivision.
2. The unit shall not be less than 22 feet wide.
3. The pitch of the main roof of the housing shall not be less than a 3:12 pitch, with eaves projecting not less than six inches.
4. The housing unit shall have a covered entry or dormer on any entry visible from a public street or right-of-way.
5. The unit shall be permanently attached or affixed to a permanent foundation system. All portions of the transportation system including wheels, axles, towing apparatus, lighting or other such conditions which are not an integral part of the structure shall be removed before the housing is permanently attached or affixed. The permanent foundation system shall be as follows:
 - a. A continuous concrete slab with a minimum thickness of four inches.
 - b. A below grade continuous concrete beam shall be an integral part of the slab placed under the perimeter of the unit, and under those portions of the chassis that bear the structural load of the unit. The minimum beam dimension shall be 10 inches wide by 12 inches high or as designed and sealed by a registered professional engineer. Concrete support piers from the slab foundation to the chassis shall be installed according to the installation manual for the unit or as required by the state.
 - c. State-approved tie-down anchors shall be installed in the slab.
6. The distance between finished grade and the bottom of the exterior walls shall not exceed 30 inches.
7. The foundation fascia shall form a complete brick or stone enclosure under exterior walls except where needed for normal ventilation or ingress/egress as approved by the city.
8. The driveway, sidewalks, and other such site elements shall conform to adjacent housing units in similar or approximate location and construction materials.
9. The facing of the unit shall be in relationship to a public street, or private street where allowed, and shall be located where the apparent entrance or front of the home faces or parallels the street frontage, except where the lot size exceeds one acre, is setback a minimum of 100 feet, or is in the same facing as adjacent or neighboring structures, except as provided herein or as approved by the Commission.
10. The unit shall conform to the minimum front, side, and rear yard setbacks, and height of the district where permitted or as required by the Commission.

B. Application and site plan.

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1. The request for a conditional use permit for the siting of manufactured housing shall be accompanied by a site plan to address the following:
 - a. The location of the housing on the lot with dimensioning of housing unit, accessory buildings or additions, and setbacks;
 - b. The location of driveways, front entrance sidewalks, vehicle entrance points, how the unit will face and the front entrance point;
 - c. The location of adjacent or neighboring housing with their setbacks, driveway locations, sidewalks, facing of the structure(s) in relation to a public street and other site elements;
 - d. A description of the housing's exterior materials including siding, roofing, awnings or canopies, door and window details, chimney(s), and other elements;
 - e. A description as to how [subsection] 5615A is to be addressed;
 - f. Other elements or features determined by the city needed to ensure compatibility; and
 - g. Description of the installation maneuvering area describing how the installation and maneuvering will not encroach on adjacent properties.
 2. A request for a conditional use permit for the siting of manufactured housing shall be accompanied by a detailed description of the proposed manufactured housing. At a minimum, the description shall include the following:
 - a. A picture of exterior elevations and floor plans of the proposed manufactured housing unit with necessary descriptions or comments intended to provide further information addressing compatibility; and
 - b. A statement from the dealer attesting that the structure has not been used for commercial purposes or installed, placed or inhabited as prohibited herein, nor has it been modified in any way that has not been approved by a HUD-certified inspector.
- C. Inspection. The city shall verify adjacent or neighboring site conditions as shown on the site plan to ensure compatibility with the proposed use, and shall issue a report of findings to the Commission as may be required. The Commission shall include the findings into its consideration of a conditional use permit, and may require conditions on the placement of the manufactured housing to ensure compatibility with the neighborhood or subdivision.

(Ord. No. 71-2000, § 1(5615), 7-5-2000)

[Sec.] 5620. - Mobile home/manufactured housing parks.

- A. Intent. Mobile home/manufactured housing parks are recognized as alternatives to traditional neighborhood environments due to the transient nature of the dwelling without association to the land by the property user. The intent of regulations involving mobile home/manufactured housing parks is to ensure that mobile home/manufactured housing parks are created and maintained so as to provide a healthy, safe and clean environment conducive to the enjoyment of families, provide a positive image of the city through appearance and function, require responsibility in operation and use and which provides a method for ensuring that such parks maintain the intent of the purpose and intent of the regulations.
- B. Park license. For the purpose of section 5620, [the term] "park" shall be a mobile home/manufactured housing park.
 1. No person, firm or corporation shall operate or maintain a park within the city limits without first having secured a park license from the city.

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2. The application for license shall be made on forms provided by the city. Licenses shall be granted only after inspection and approval of the park by the city.
 3. The application for license shall be accompanied by a fee of \$500.00 for each park or portion thereof.
 4. No license may be issued or reissued for a park unless the plans for such park have been approved according to the requirements under this provision.
 5. No license may be issued or reissued for a park if the park owner is delinquent in payment of city taxes or has a recorded lien by the city on the property.
 6. A license shall be valid for the period of park operation, unless such is revoked or otherwise suspended as provided or required herein.
 7. Every park shall have an office in which a copy of the park permit (license) shall be posted and the park register shall be in such office. It shall be the duty of the licensee to keep a register of park occupancy, which shall contain the following information:
 - a. Name and address of the occupants;
 - b. The make, model, serial number, year and dimensions of all housing units or description of temporary use vehicles;
 - c. The date of arrival and departure of each home or temporary use vehicle; and
 - d. Other information as may be required under these regulations.
 8. It shall be the responsibility of the licensee to ensure that all requirements of this section are met and maintained. Any park that is found to be in violation of any provision of this section shall be notified in writing to cease such violation within ten days of notification. If after ten days the violation has not ceased, the city shall forward a notice of license revocation to the owner of the park.
 9. Revocation of the license shall mean that no future licenses or permits may be issued to the park, no additional housing units or temporary use vehicles shall be installed until said violation(s) have ceased, all fines issued as a result of violation(s) or liens have been paid, and that any taxes owed have been paid. The revocation of a license shall be for a period of up to 90 days. Should said violation persist without any reasonable action taken by [the] park owner to correct deficiencies within the 90-day period, the city may thereafter impound, confiscate or take other such action to preserve or protect the health, safety and general welfare and integrity of the park, its users and the city to ensure compliance with the intent and purpose of the regulations at the expense of park owners. Reissuance of a park license may be subject to the same terms and conditions as a new license.
 10. Where the Commission was required at any time to provide the necessary authority for an action required under this regulation, the Commission may revoke such authorization. The Commission may order the removal of housing unit(s) and/or temporary use vehicles following processes established or deemed appropriate by the city. The Commission may order discontinuance of a park found not in compliance with the terms of these regulations, following procedures established herein.
 11. No park shall be subdivided for the sale of individual lots, pads or spaces. The subdivision of any park shall require the submission and approval of a revised site plan and a plat or replat.
- C. Site plan. A site plan addressing all requirements herein shall be submitted prior to park approval, or submission to the Commission where required. No license may be issued to a park unless a site plan as been submitted and approved by the city, and the Commission where required. The site plan shall be scaled and dimensioned at [one] inch [equals] 100 feet with the following information:
1. Name, address, fee owner and record owner of the park.
 2. Name of subdivision where the park is located.

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3. Names and widths of existing or planned adjacent public streets and roads.
 4. Contour lines at two-foot intervals as may be required.
 5. Locations and dimensions of all pads or spaces, utility easements, drives, recreation areas, streets and sidewalks in conformance with requirements herein.
 6. Building setback lines from public streets and adjacent property.
 7. Distinct number or address for each pad or space.
 8. Area of site.
 9. Areas defined for solid waste containers as required by the city.
 10. Boundary description of park property.
 11. Location of stormwater detention facility(ies) as required by the city.
 12. A fire hydrant within 500 feet hose lay distance of each pad or space.
 13. The following plans approved by the city:
 - a. Water and wastewater plan as required by the city.
 - b. Drainage plans showing the directions and calculated quantities of runoff. Drainage improvements shall comply with applicable city regulations.
 14. Other information as required by the city, Commission, or city council, as applicable, to ensure compliance with requirements herein, and to review the function of the proposal, with the intent of requiring modifications to the plan to address city policies and regulations intended to protect the public's health, safety, morals and general welfare.
 15. After approval by the Commission, two copies of the approved site plan with changes or modifications required prior to such approval, and one copy of all approved construction and utility plans showing all required changes shall be submitted to the city. Both copies of the site plan shall be signed by the chair[person] of the Commission and the secretary of the Commission. The site plan shall contain the following statement:

This site plan has been submitted to and considered by the Commission of the City of Wichita Falls, Texas, and is hereby approved by such Commission.

Dated this _____ day of _____, 20_____.

By: _____
Chairman

By: _____
Secretary
 16. A final plat must be recorded by the county clerk before final approval of the site.
 17. The city may issue a license after approval of a final plat and site plan; however, no home may be placed on an individual home space which does not comply with requirements herein.
- D. Park development standards.
1. Setbacks.
 - a. Front: Ten feet from back of curb measured to outside wall or from any attachment which may exist, whichever is greater.
 - b. Exterior side setback: 15 feet.
 - c. Interior side setback: 15 feet between units.

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- d. Rear setback: Ten feet minimum measured from outside wall to the rear lot line.
- e. From service building: 15 feet minimum.
- f. Exterior from public right-of-way: 25 feet minimum for units and fence or wall.
- g. Storage buildings up to and including 150 square feet: Three feet from any other structure; five feet from an adjacent pad or property line.
- h. Storage buildings more than 150 square feet: Ten feet from any other structure; five feet from an adjacent pad or property line.
- i. Uncovered porches, patio decks, steps, landings, or ramps: Five feet from adjacent pad or property line.
- j. Covered, unenclosed porches, patio decks, steps, landings, or ramps (other than awnings): Ten feet from any other structure; five feet from adjacent pad or property line.
- k. Awnings: Three feet from any other structure, adjacent pad or property line.

For the purpose of separation or setback requirements, any structure that is enclosed or covered by construction on any side, other than primary building side, shall be considered as part of the home or building.

- 2. Interior streets.
 - a. Street width: 30 feet minimum.
 - b. Street paving: Hard surface paved.
 - c. Street name: Not accepted by city, but approved by the city.
- 3. Solid waste disposal. As required by the city.
- 4. Off-street parking.
 - a. Two paved off-street parking spaces shall be provided for each designated, pad or space, and shall meet the following requirements:

Parking Angle (degrees)	Curb Length Per Car (feet)	Minimum Bay Depth (feet)
90	9	18
60	10.4	20.1
45	12.7	19.1

- b. Off-street parking or fences shall not obstruct sidewalks.
 - c. No parking on unpaved or grassy surfaces.
- 5. Utilities and drainage.

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- a. An approved public water supply for domestic use and fire protection purposes shall be supplied to meet the requirements of the park as may be required by the city.
 - b. All exterior plumbing shall comply with city codes.
 - c. The electrical distribution system shall comply with applicable electrical codes. Individual electric meters may be used. A fire clearance inspection must be made by the city before power connections are resumed after power has been disconnected.
 - d. All electrical installations in the park must be done by city-licensed electrical contractors. Inspections for electrical and plumbing installations must be called for by the person or licensee installing such service.
 - e. No electrical clearance will be given to a home until the unit has been installed in accordance with the applicable requirements of this section.
 - f. Installation and maintenance of electrical wiring and service equipment in the park shall be in accordance with city codes.
 - g. The installation of electrical service from the service disconnect to the manufactured home shall not require a separate electrical permit other than the installation permit.
 - h. A service disconnect of the proper amperage for each home must be furnished.
 - i. Installation and maintenance of plumbing service in the park shall be in accordance with city codes. The installation of plumbing service from the park-supplied connections to the home shall not require a separate plumbing permit other than the home installation permit.
 - j. Stormwater detention facility(ies) shall be provided as required by the city.
6. A privacy fence or wall not less than eight feet in height shall be erected and maintained in good condition along the property line. A park expansion shall require that this privacy fence or wall be installed according to these provisions for the expansion area.
 7. Hard-surfaced paved access roadways shall be provided to each pad or space.
 8. Streets and roadways shall provide a minimum clear access width of 30 feet. The city shall approve all streets and roads to ensure acceptable maneuvering area and surface materials for emergency vehicles.
 9. Streets and lots shall be marked by clearly visible signs and numbers. Lot numbers shall be a minimum of two inches in width and three inches in height. Lot numbers may be placed upon the manufactured home if located so as to be visible from each direction of street approach.
 10. Pads, spaces and dwelling units contained therein shall be subject to city codes and ordinances.
 11. Unit installation, foundation, blocking and tie-down requirements shall be in conformance with city and state requirements as applicable.
 12. Installations and use of liquefied petroleum gas shall be consistent with the rules and regulations of the state and city codes.
 13. Construction of buildings or other structures in the park shall conform to city codes and shall be separately permitted by the city.
 14. The proposal to site a housing unit shall require that the owner of the unit provide a statement of condition for the unit. Such statement shall be retained with park records. A sample of such is attached herein for informational purposes only [see section 5622]. Park owners/operators shall be responsible for verifying conditions therein and maintaining such record as part of the park records.
 15. Where an area has been designated for storage of travel trailers, recreational vehicles, boats, trailers or similar such vehicles, where habitation or use is not intended or allowed, such an

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area shall be totally paved according to standards included under [section] 6200, and not visible from a public street. A paved access road from a public or private street may be provided. Such an area shall be used solely for the storage of vehicles and shall not be used for storing any vehicle in an inoperable condition. An inoperable condition exists if the vehicle does not carry current registration or license or is not complete in its assembly to operate upon public streets or roads.

- E. Building permits, installation and inspection.
1. Placement and tie-down of the home must be done by state-licensed installers in accordance with rules and regulations of the state. Plumbing installation from the park-supplied connections to the home shall be done by a licensed plumber. The names of each person or licensee making the installations must be provided to the city upon application for the installation permit.
 2. No building permits will be issued to increase the floor area of a home within a park; except, however, an additional room may be added if the finish and appearance are the same as the home and the construction is equal to or better than that in the home. Any modification to an existing manufactured home which was not subject to the original inspection will thereafter require a permit from the city for any change, modification or alteration which is under the purview of the city for similar such work.
 3. The installation of a manufactured home shall require a permit from the city.
 4. An inspection fee of \$30.00 shall be charged for each home installation permit. An inspection fee of \$15.00 will be charged for any reinspection.
 5. Housing units shall be subject to inspection by the city to ensure safe, sanitary conditions. The city may order the repair of a unit in accordance with city codes or as required for approval by a HUD-certified inspector, or order the demolition or removal of any unit not found habitable or in compliance with minimum housing standards regardless of permitting statute or federal approval status where such was initially applied. The city may, following established procedures, perform such demolition or removal as may be required to maintain safe, healthful conditions within the park where, in the determination of the city, such structure possesses conditions that pose a hazard to the health, safety, morals and general welfare to the occupants, park residents or to the community.
- F. Conditions of park. Park owners shall at all times be held liable for compliance with regulations herein, and shall ensure that:
1. Parks remain free of inoperable vehicles; outside appliances; broken, discarded, salvaged or other such conditions of materials, goods or parts where such may be viewed by adjacent housing units or along private drives or public rights-of-way, or where such may be otherwise accessed by other than the park owner, operator or tenant.
 2. Parks remain free of the accumulation of trash, garbage or other such conditions not permitted within the city.
 3. All housing units shall be fully skirted with a material intended for or customarily used for skirting material.
 4. Only manufactured housing units and temporary use vehicles as permitted herein, and approved ancillary structures or facilities may be placed in parks. No structural modifications to manufactured housing units shall have occurred that has not been approved by a HUD-certified inspector. Only structural modifications to manufactured housing units that have received approval from a HUD-certified inspector shall be allowed. The city shall be required to approve modifications to other housing units according to procedures established by the city.
 5. No objects shall be placed on the roof of a home to include, but not [be] limited to, tires, rims and other such items unless intended for such placement and use. There shall be allowed concrete weights not to exceed 1½ inches in height.

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6. Streets and roadways shall be maintained free of obstruction and potholes.

(Ord. No. 71-2000, § 1(5600), 7-5-2000)

[Sec. 5622.] - Sample statement of condition.

The following shall be completed prior to the installation of manufactured housing or a temporary use vehicle. No housing unit manufactured before June 15, 1976, shall be allowed. Separate sheets may be used to provide further details.

Name of owner and number of people that will reside in the housing unit?

What is the make, age and dimensions of the housing unit?

Where is the unit moving from and anticipated length of stay?

To the best of your knowledge, how many times has the unit been moved?

Are all windows and doors installed?

Is the siding and roofing material in good shape in function and appearance?

Does the electrical system remain properly grounded, and is the plumbing system in good repair and working order?

In your opinion, what is the overall condition of the unit?

Has the unit received any modifications that has not been reviewed and approved by an inspector certified for the inspection of such units by the U.S. Department of Housing and Urban Development?

Have you received a copy of the park regulations, and have you agreed to conditions therein?

Upon arrival at the park, an inspection of the unit will be performed by the park operator to ascertain that the unit is in compliance with park standards and city regulations.

(Ord. No. 71-2000, § 1, 7-5-2000)

[Sec.] 5625. - Manufactured housing subdivisions.

A. Generally.

1. Manufactured housing subdivisions may be created for the purpose of subdividing land into residential lots to be sold for the use of manufactured homes. Such subdivision shall be of a size of not less than four acres. If a preliminary plat containing more than four acres is approved by the city, the subdivision may be platted in sections. The first section shall contain not less than four acres. Subsequent platted areas shall be a minimum of four acres.
2. Manufactured housing shall be placed on individually platted lots in manufactured housing subdivisions under the conditions set forth herein and in Appendix A of the Code of Ordinances of the City of Wichita Falls, Texas.
3. A legible note shall appear on the plat below the subdivision name that indicates that the subdivision was platted as a manufactured housing subdivision. Property owners shall be given notice that the subdivision is platted as a manufactured housing subdivision.

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Housing subject to the city's building codes may be included in the subdivision if the subdivision is at least 50 percent occupied or intended for occupation by manufactured housing within the development or within that phase of development as may exist. The intent of such provision will be the creation of mixed use residential development. Such proposal shall be approved by the Commission with a conditional use permit, and shall require the participation of the Commission in each such action to fulfill the intent of this provision.

B. Development standards.

1. All utilities shall be located underground.
2. Under-spaces shall be completely enclosed with brick or stone, except where needed for normal ventilation and ingress/egress as approved by the city.
3. Modification of a housing unit shall be subject to city building codes unless inspected and approved by persons authorized under applicable state and federal statutes certifying that the unit remains in compliance with applicable regulations.
4. When lots have double frontage, a 25-foot building setback line shall be established for each street.
5. A solid masonry wall not less than eight feet in height shall be erected and maintained along the property line dividing a manufactured housing subdivision from adjacent non-manufactured housing subdivisions, manufactured or mobile housing parks, and other residential or commercial uses.
6. A masonry wall may be subject to approval by the city which may evaluate appearance and appropriateness of the construction proposed. No fence, wall or landscaping shall be erected or planted so as to obstruct the vision of motorists at alley, street or drive intersections.
7. The unit shall not be less than 22 feet wide.
8. The pitch of the main roof of the housing shall not be less than a 3:12 pitch with eaves projecting not less than six inches.
9. The housing unit shall have a covered entry or dormer on any entry visible from a public street or right-of-way.
10. The unit shall be permanently attached or affixed to a permanent foundation system. All portions of the chassis or transportation system including wheels, axles, towing apparatus, lighting or other such conditions which are not an integral part of the structure shall be removed before the housing is permanently attached or affixed. The permanent foundation system shall be as follows:
 - a. A continuous concrete slab with a minimum thickness of four inches.
 - b. A below grade continuous concrete beam shall be an integral part of the slab placed under the perimeter of the unit, and under those portions of the chassis that bear the structural load of the unit. The minimum beam dimension shall be ten inches wide by 12 inches deep by 12 inches high or as designed and sealed by a registered profession engineer. Concrete support piers from the slab foundation to the chassis shall be installed according to the installation manual for the unit or as required by the state.
 - c. State-approved tie-down anchors installed in the slab.
11. The distance between finished grade and the bottom of the exterior walls shall not exceed 30 inches.
12. The foundation fascia shall form a complete brick or stone enclosure under exterior walls except where needed for normal ventilation or ingress/egress as approved by the city.
13. The facing of the unit shall be in relationship to a public street, or private street where allowed; located where the apparent entrance or front of the home faces or parallels the street frontage,

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except where the lot size exceeds one acre; is setback a minimum of 100 feet; or is in the same facing as adjacent or neighboring structures, except as provided herein.

14. The unit shall conform to the minimum front, side, and rear yard setbacks and heights.
15. Two paved off-street parking spaces shall be provided for each lot.
16. Only one home shall be placed on an individual lot within a manufactured housing subdivision.
17. Minimum lot standards.
 - a. Lot area: [5,000] square feet.
 - b. Lot width: [50] feet, minimum for single-family dwelling.
 - c. Height: [35] feet, maximum.
 - d. Front setback: [25] feet minimum, except for rear access subdivision where reduced setback as per section 4240 shall apply.
 - e. Side setback, interior: Five feet, minimum.
 - f. Side setback, exterior: [15] feet, minimum except 25 feet minimum for permitted nonresidential uses, and where involving double frontages, or where abutting a street at the entrance to the subdivision.
 - g. Rear setback:
 - 1) Single-family dwelling: Five feet minimum from common lot line or one ft. minimum from alley. (See section 6500 for accessory structure setbacks and section 6210 for setback requirements for rear vehicular access.)
 - 2) All other uses: Five feet, minimum.
 - h. Building coverage: 50 percent of lot area, maximum.

(Ord. No. 71-2000, § 1(5625), 7-5-2000)

[Sec.] 5630. - Temporary use vehicles within mobile home/manufactured housing parks.

1. Temporary use vehicles shall at all times be ready for immediate highway use. These vehicles shall be deemed to be ready for highway use if wheels are mounted; they are attached to the site only by quick disconnect type utilities and security devices; they are currently licensed to operate on streets, roads and highways; have a current inspection sticker if required; and have no attached additions. No temporary use vehicle shall be placed on a designated space or pad for a period exceeding 180 consecutive days. Following the removal of the unit, the unit shall thereafter not locate within the same park for a period of not less than 14 days. The city may authorize an extension of time due to extenuating circumstances that include, but are not limited to, employment for temporary local construction and other such situations.
2. Uses in violation of requirements herein shall be subject to immediate impoundment at the expense of the owner.

(Ord. No. 71-2000, § 1(5630), 7-5-2000)

[Sec.] 5640. - Recreational vehicle parks.

- A. Purpose. The intent of these regulations is to recognize the need for uniform minimum standards for recreational vehicle parks and campgrounds. Standards contained herein have been developed by the industry based on nationally recognized standards for fire, health, and life safety, obtained

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through the American National Standards Institute (ANSI), and modified according to city policies and standards. Regulations herein are intended to:

1. Provide minimum construction requirements to ensure a reasonable degree of safety and health for occupants using the facilities.
2. Offer a temporary area for use by recreational vehicles.
3. Provide an environment encouraging use by tourist and others visiting or traveling through the city.

B. General.

1. As used in this section, a "unit" shall refer to an allowed recreational vehicle as defined herein. A "park" shall refer to the total site shown on a site plan for the siting of a facility for the exclusive use of parking and temporary use of recreational vehicles and ancillary facilities therein and as permitted herein.
2. Parks shall be for the temporary use of recreational vehicles as defined herein. The maximum length of stay within a park shall be 180 days. Once a unit has met this length of stay and moves from the park, the unit shall not thereafter be moved back into the park for a minimum of 14 days.
3. The minimum site area for a park shall be two acres. There shall be a minimum of four stands developed per park. Prior to beginning operations, a park shall have completed all roads, utilities and other facilities as required.
4. The park owner/operator shall be required to maintain a park register that contains the following information:
 - a. Unit owner's name and address, and user's name and address if different.
 - b. Date the unit was moved into the park, intended length of stay and destination after leaving the park.
 - c. License and/or registration numbers of the unit and tow vehicle as applicable.
5. Units and tow vehicles shall carry current licensing and registration.
6. Park facilities and structures shall comply with all city and state regulations.
7. Recreational vehicle parks shall be allowed as a permitted use within the RDD River Development Zoning District and with a conditional use permit within GC General Commercial and MHR Manufactured Housing Residential Zoning Districts.

C. Site plan requirements. A site plan shall be submitted to the city for approval. The following information shall be included on the site plan:

1. Name, address and boundary description of the park.
2. Name, relationship with and right-of-way width of boundary streets.
3. Property owners names, addresses and phone numbers.
4. Location of stormwater detention facilities, if required.
5. Sidewalk locations and widths.
6. Landscaping as required under section 6800.
7. Location and dimensions of all signs.
8. Location, angle and dimension of each stand indicating off-road parking for vehicles as required herein.
9. Location, use and dimensions of all structures or other facilities intended or required on or for the site.

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10. Location, dimensions and material type of all private and public streets proposed within the park.
 11. Location and description of water supplies for fire protection purposes.
 12. Description of source for all potable water supplies.
 13. Description and location of dump stations and individual connections.
 14. Indication of approval for the use and location of all sanitary and water facilities if not provided by the city.
 15. Other information as may be required by the city.
- D. Other plans required. Prior to approval of a site plan and/or issuance of a building permit, the following shall be provided:
1. A source of potable water supply approved by the city.
 2. A water source and design approved by the city for fire protection.
 3. Other plans as may be required by the city.
- E. Park design in general.
1. Minimum widths of roads shall be ten feet per traffic lane and eight feet per parallel parking lane. All streets and roads shall be hard-surfaced paved with either HMAAC - hot mix asphalt concrete or concrete.
 2. Road curves shall have a minimum internal radius of 25 feet.
 3. Turnarounds shall be provided for all dead-end roads over 100 feet in length and shall have a minimum internal radius of 50 feet.
 4. Every structure that does not meet the definition of a stand shall be designed and constructed in accordance with city codes.
 5. Swimming and bathing facilities, if provided, shall be constructed and operated in accordance with city and state regulations.
 6. A structure shall not be located closer than ten feet from a stand or other structure.
 7. Each camping unit stand shall be marked for identification. Such markers shall be readable from the road and approved by the city for emergency identification.
 8. Each stand should be designed and constructed at such elevation, distance, and angle with respect to its access to provide for safe and efficient placement and removal of units.
 9. Each stand should be constructed to minimize the development of ruts or low spots by the vehicle tires, and shall be graded to provide drainage.
 10. Each stand shall be a minimum of eight feet wide.
 11. Each unit installed on a stand shall be installed using a method to accommodate the unit set-up and minimize the settling of the unit in its set-up mode.
 12. Each stand shall have a designated parking space for a full-sized car or truck. This parking space shall be permitted to be part of a stand or in a common parking area. All parking spaces or parking areas shall be hard-surfaced paved with either HMAAC - hot mix asphalt concrete or concrete.
- F. Utilities in general.
1. Each stand shall have a potable water supply connection, sewer inlet connection, and electrical power supply.

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2. Utility connections are permitted to be grouped together in one assembly under the following conditions:
 - a. The assembly shall be located on the left rear half of the stand (left side of the unit) within six feet of the stand.
 - b. For the purpose of providing utility connections to individual units, the assembly shall be listed for recreational vehicle or recreational park trailer use.
 - c. Utility connections shall be protected from damage by vehicles.
 3. All electrical installations, systems, and equipment shall comply with Article 551, Part (G) and other applicable sections of the NFPA 70, National Electrical Code.
- G. Water utilities.
1. A potable water supply shall not be connected to any nonpotable or unapproved water supplies or subject to any backflow or back siphonage.
 2. The water supply system shall be designed and constructed to provide a minimum of 50 gallons per day per stand and a minimum of 50 gallons per day per restroom.
 3. Where water is distributed under pressure, the water supply system shall be designed to provide a minimum flow pressure of 20 psi with a minimum flow of two gpm at any outlet. The maximum pressure at any stand shall not exceed 80 psi.
 4. Water storage tanks, where permitted, shall be constructed of impervious materials, protected against contamination, and provided with locked watertight covers. Any overflow or ventilation openings shall be down facing and provided with corrosion-resistant screening of not less than No. 24 mesh to prevent the entrance of insects and vermin. Water storage tanks shall not have direct connections to sewers.
 5. Wells, springs, and similar sources of water intended for potable purposes, and equipment or facilities required for connecting to or operation, distribution and maintenance thereof shall be approved, constructed, and maintained according to city and state requirements.
 6. All potable water connections shall consist of a water riser pipe that shall be equipped with a threaded male spigot located at least 12 inches, but not more than 24 inches, above grade level for the attachment of a standard water hose. This connection shall be equipped with an atmospheric vacuum-breaker.
 7. All supplies of water shall be in compliance with potable water requirements of the state. In absence thereof, they shall meet the intent of the Safe Drinking Water Act of 1974 (Public Law 93-523), dated December 16, 1974, the National Primary Drinking Water Regulations, and federal and state regulations pursuant thereto, as may be amended.
 8. The park may be required to extend public utilities in accordance with the Code of Ordinances, City of Wichita Falls, Texas, as may be amended.
- H. Fire, life safety and environmental health.
1. Fire detection and alarm systems shall be installed in structures open to the public and in accordance with NFPA 72, National Fire Alarm Code (H).
 2. Installation of firefighting equipment shall be in accordance with city codes. Exception may exist where portable fire extinguishers are used with a minimum rating of 2a-20-B:C and when approved by the city. Extinguishers shall be located within 75 feet of any stand.
 3. Designated outdoor campfire locations, if provided, shall be in safe and convenient areas where they will not constitute a fire hazard to vegetation, undergrowth, trees, vehicles, units, and structures. Campfire locations shall be shown on the site plan. Use of outdoor fires of any type shall be in accordance with city policies and standards and subject to conditions on their prohibition.

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4. Fire safety rules and regulations shall be conspicuously posted by park management. These regulations shall contain the following information and any additional information as required by the city:
 - a. The telephone number of the Fire Department or other information needed for summoning the Fire Department, such as the location of the nearest fire alarm box.
 - b. The telephone number of the Police Department.
 - c. The telephone number of any agency that would provide emergency services.
 - d. The location of the nearest public telephone.
- I. Sanitary facilities. Sanitary facilities shall be in accordance with city codes. Where elements are not addressed, or are considered inadequately addressed according to ANSI requirements, the following shall apply:
 1. One toilet room for each sex shall be provided for each 50 stands. For each additional 25 stands, or portion thereof, an additional toilet for each sex shall be provided.
 2. Where required, toilet rooms shall be located within a 500-foot radius of any stand.
 3. Every toilet room shall have a minimum ceiling height of seven feet.
 4. Facilities for males and for females shall be appropriately marked.
 5. Unless artificial light is provided, the total window or skylight area shall be equal to at least ten percent of the floor area.
 6. Unless provided with a listed mechanical ventilation system, every toilet room shall have a permanent, nonclosable, screened opening(s) having a total area not less than five percent of the floor area that opens directly to the exterior in order to provide proper ventilation. Listed exhaust fan(s), vented to the exterior and having a rating in cubic feet per minute of at least 25 percent of the total volume of the toilet room (s) served, shall be considered as meeting the requirements of this subsection.
 7. All operable windows and vents to the outside shall be provided with fly-proof screens of not less than No. 16 mesh.
 8. All doors to the exterior shall open outward, be self-closing, and be visually screened by means of a vestibule or wall to prevent direct view of the interior when the exterior doors are open. Such screening shall not be required on single toilet units.
 9. The interior finish of walls shall be moisture resistant to a height of four feet to facilitate washing and cleaning.
 10. The floors shall be resistant to water. Any structure having flush toilets shall be provided with a floor drain in the toilet room.
 11. Chemical and recirculating toilets shall not be allowed in facilities intended to serve park residents or users.
 12. Privies shall not be allowed.
 13. An equal number of lavatories shall be provided for up to six toilets. One additional lavatory shall be provided for each two toilets when more than six toilets are required. Each lavatory basin shall have a piped supply of potable water and shall drain into an approved sewage system.
 14. Floor urinals shall not be allowed.
 15. Toilets shall be of an approved or listed type and shall be provided with seats with open fronts.

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16. Each toilet shall be in a separate compartment and shall be provided with a door with a latch for privacy and a holder or dispenser for toilet paper. Dividing walls or partitions shall be at least five feet high and, if separated from the floor, shall be by a space not greater than 12 inches.
 17. Each female toilet room shall be provided with a receptacle for sanitary napkins. The receptacle shall be of durable, nonpervious, and readily cleanable material and shall be provided with a lid.
 18. Showers, where provided, shall be of the individual type, and each shower area shall be visually screened from view. All shower compartments shall be capable of encompassing a 30-inch circle. The minimum required area and dimensions shall be measured at a height equal to the top of the threshold and at a point tangent to its centerline. The minimum area and dimensions shall be maintained to a point 70 inches above the shower drain outlet with no protrusions other than the fixture valve or valves, showerhead, and safety grab bars or nails. Each shower area shall be designed to minimize the flow of water into the dressing area and shall be properly connected to the sewage system by means of a trapped inlet.
 19. If showers are provided, an individual dressing area visually screened from view shall be provided with minimum floor area of three feet by three feet per shower. The dressing areas shall be equipped with a minimum of one clothing hook and stool (or equivalent bench area).
 20. The floors of showers and dressing areas shall have an impervious skid-resistant surface. Wooden racks (duckboards) over shower floors shall be prohibited.
 21. Open showers provided exclusively for the removal of sand, etc., following beach activities, and when swimming suits are not removed, need not comply with the provisions of this subsection.
 22. All restrooms and shower facilities shall comply with [the] Americans With Disabilities Act (ADA).
 23. Facilities for the storage, collection, and disposal of solid waste refuse shall be provided as required by the city.
 24. The Wichita Falls-Wichita County Public Health District shall approve each sewage disposal system. Stormwater sewers shall be separate and apart from any sewers intended for the conveyance of sewage.
 25. Cleanouts should be provided at the upper terminal of each sewer main or branch and at intervals not exceeding 200 feet along any straight run or portion thereof.
 26. Every change in alignment or grade in excess of 22 degrees should be served by a cleanout.
 27. Manholes may be used in lieu of cleanouts and should not be spaced more than 400 feet apart.
 28. Horizontal-to-horizontal changes in direction should be made with 45-degree "Y" branches, combination "Y" and one-eighth bend branches, or other approved fittings of equivalent sweep.
 29. A sewer inlet to an individual stand shall consist of a sewer riser extending vertically to grade. The minimum diameter of the sewer riser pipe should be three inches and should be provided with a four-inch inlet or a minimum three-inch female fitting.
 30. Sewer riser pipes shall be firmly imbedded in the ground and be protected against damage from heaving or shifting and the entrance of surface water. It should be provided with a tight-fitting plug or cap that shall be secured by a durable chain (or equivalent) to prevent loss.
 31. A sewer riser pipe is not required to be individually vented.
 32. All units and ancillary facilities shall discharge all waste from sinks, dishwashers, drains, and any other fixture through which grease may be discharged into an adequately sized, properly maintained and functioning grease trap before the discharge enters the publicly-owned treatment works (POTW). Such traps shall provide an inlet flow control device inspection port, a grease trap inspection port, and an effluent monitoring port for said trap.
- J. Sanitary disposal stations.

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1. One sanitary disposal station shall be provided for each 100 stands.
2. Each station shall be level, easily accessible from the road, and shall provide easy entry and exit for units.
3. Sanitary disposal stations shall be approved by the city in accordance with the following:
 - a. Unless other approved means are used, each station shall have a concrete slab with a center drain inlet located so as to be on the roadside (left) of the recreational vehicle or recreational park trailer.
 - b. The slab shall be not less than three feet by three feet, at least 3½ inches thick, properly reinforced, and trowelled to a smooth finish and sloped from each side inward to a sewer inlet.
 - c. The sewer inlet shall consist of a four-inch self-closing foot-operated hatch of approved material with a tight-fitting cover. The hatch body shall be set in the concrete of the slab with the lip of the opening flush with its surface to facilitate the cleansing of the slab with water. The hatch shall be properly connected to a sewer inlet that shall discharge to an approved sanitary sewage disposal facility.
 - d. Parking areas for sewage disposal shall not block any park ingress or egress point.
4. Sanitary discharge stations shall discharge all waste into an adequately sized, properly maintained and functioning grease trap before the discharge enters the publicly-owned treatment works (POTW). Such traps shall provide an inlet flow control device inspection port, a grease trap inspection port, and an effluent monitoring port for said trap.

K. Flushing facilities.

1. Parks provided with a piped water supply system shall have means for flushing recreational vehicle and recreational park trailer holding tanks. The flushing system shall consist of a piped supply of water under pressure, terminating in a valved outlet located and installed to minimize damage by automobiles and tow vehicles. The flushing device shall consist of a properly supported riser terminating at least 24 inches above the ground surface with a one-quarter inch valved outlet to which is screwed a flexible hose.
2. The water supply to the flushing device shall be protected from backflow by means of an approved vacuum breaker located downstream from the shutoff valve.
3. Adjacent to the flushing arrangement there shall be posted a sign of durable material, not less than 24 inches by 24 inches in size, and inscribed thereon in clearly legible letters on a contrasting background: "DANGER—NOT TO BE USED FOR DRINKING OR DOMESTIC PURPOSES."
4. A potable water supply station for filling potable water tanks, if provided, shall be located at least 50 feet from a waste disposal station. When such is provided, adjacent to the potable water outlet there shall be posted a sign of durable material, not less than 24 inches by 24 inches in size, and inscribed thereon in clearly legible letters on a contrasting background: "POTABLE WATER. NOT TO BE USED FOR FLUSHING WASTE TANKS."

(Ord. No. 96-2001, § 2, 10-2-2001)

[Sec.] 5650. - Penalties.

Any person who shall violate any provision of this [section 5600] and/or any person continuing to operate a mobile home or manufactured housing park under an expired or revoked license shall be guilty of a misdemeanor and upon conviction shall be subject to a fine not to exceed \$2,000.00 for each offense. Each offense shall be deemed to be a separate violation and punishable as a separate offense. Each day for which the violation continues shall constitute a separate offense.

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(Ord. No. 71-2000, § 1(5650), 7-5-2000)

[Sec.] 5651. - Park register; site plan.

Prior to the further installation of any housing unit or temporary use vehicle within a park from the date of passage of this ordinance from which this appendix is derived, a park owner shall demonstrate responsible ownership by providing an up-to-date park register. This register shall be complete in its detail according to the ordinance existing at the time of passage of this ordinance amendment from which this section is derived. Unless a site plan is on file with the city that accurately reflects current park conditions, a site plan shall be required prior to the installation of any housing unit within a park.

(Ord. No. 71-2000, § 14, 7-5-2000)

[Sec.] 5652. - Temporary use vehicles, time for compliance.

Temporary use vehicles, as that term is defined in this [ordinance], currently in parks shall be required to move out of such park within 180 days and shall thereafter be subject to provisions under section [5630].

(Ord. No. 71-2000, § 15, 7-5-2000)