

ORDINANCE NO. 2024-001; AMENDMENT 001

AN ORDINANCE REGULATING MANUFACTURED HOMES, MOBILE HOMES, MANUFACTURED HOME PARKS, RECREATIONAL VEHICLES, AND RECREATIONAL VEHICLE PARKS WITHIN THE CITY OF AMES; PROVIDING FOR CRIMINAL PENALTIES FOR VIOLATIONS; AND PROVIDING THAT THIS ORDINANCE BE PUBLISHED IN THE OFFICIAL NEWSPAPER OF THE CITY OF AMES, TEXAS.

WHEREAS, the City of Ames, Texas is a Type A General Law Municipality having the right to regulate mobile homes, manufactured homes, and manufactured home parks; and

WHEREAS, the City Council of the City of Ames, finds it necessary and desirable to regulate manufactured homes, mobile homes, and recreational vehicles in order to protect property values and the public health, safety and welfare of the citizens of Ames; and

WHEREAS, the City Council of the City of Ames, Texas finds that it is in the city's best interest to regulate manufactured homes, mobile homes, and recreational vehicles within the city limits.

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

DIVISION 1. MANUFACTURED/MOBILE HOMES

SECTION 1: DEFINITIONS

As used in this section:

- (a) “*Administrator*” - The City of Ames Mayor or his/her designee.
- (b) “*Governing body*” - The city council of the City of Ames.
- (c) “*Habitable manufactured home*” - “Habitable” as applied to manufactured housing is limited to and means that there is no defect, damage, or deterioration to the home which creates a dangerous, unsafe, or unsanitary situation or condition; that the plumbing, heating, and electrical systems are in safe working order; that walls, floor and roof are free from any substantial openings not designed and are structurally sound; and that exterior doors and windows are in place.
- (d) “*HUD-Code manufactured home*” - A structure constructed on or after June 15, 1976, according to the rules of the United States Department of Housing and Urban Development, transportable in one or more sections, which, in the traveling mode, is eight body feet (8’0”) or more in width, or forty body feet (40.0’) or more in length, or, when erected on site, is three hundred twenty (320.0) or more square feet 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 system. This term does not include a recreational vehicle as that term is defined by 24 C.F.R section 3282.8 (g).
- (e) “*License*” - A written license issued by the administrator allowing a person to operate and maintain a manufactured home park under the provisions of division and any rules or regulations issued hereunder.
- (f) “*Manufactured home lot*” - A parcel of land under a single ownership (as compared to a subdivision), or under control or joint control of one or more individuals, which has been planned and improved for the placement of two (2) or more manufactured homes for non-transient use.
- (g) “*Manufactured home stand*” - That part of an individual lot which has been reserved for the placement of the manufactured home, appurtenant structures or additions.
- (h) “*Mobile home*” - A structure that was constructed before June 15, 1976, transportable in one or more sections, which in the traveling mode, is eight body feet (8.0’) or more in width or forty body feet (40.0’) or more in length, or when erected on site, is three hundred twenty (320.0) or more square feet, and which is built on a permanent chassis designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes plumbing, heating, air-conditioning and electrical systems.

- (i) “*Permit*” – A written permit issued by the administrator permitting either the location, construction or alteration of a manufactured home park or the location or alteration of a manufactured home on a subdivided lot, under the provisions of this division and the rules and regulations issued hereunder.
- (j) “*Person*” - Any owner or owners of a manufactured home or manufactured home park regardless of whether such owner or owners is an individual, firm, trust, partnership, public or private association or corporation or combination thereof.
- (k) “*Replacement multi-section HUD-Code manufactured home*” - A structure, manufactured and transported in two or more sections, which when placed on a site is a minimum of twenty-four feet in width, when measured at a right angle to the length, and is designed to be used as a dwelling when connected to the required utilities and including but not limited to plumbing, heating, air conditioning, and electrical systems contained therein.
- (l) “*Service building*” - A structure housing a toilet, lavatory and such other facilities as may be required by the ordinance.
- (m) “*Sewer connection*” - The connection consisting of all pipes, fittings and appurtenances from the drain outlet of the manufactured home to the inlet of the corresponding sewer riser pipe of the sewerage system.
- (n) “*Sewer riser pipe*” - That portion of the sewer lateral which extends vertically to the ground elevation and terminates at each manufactured home lot.
- (o) “*Skirting*” - A solid material (wood, plastic, vinyl, masonry or metal) that is used for the placement around the exterior base of the manufactured home that clearly encloses the undercarriage of said manufactured home. The skirting may allow for proper venting while hiding the undercarriage from public view.
- (p) “*Travel trailer*” - A portable vehicle built on a chassis and designed as a temporary dwelling for travel, recreation and vacation use, which does not exceed eight feet (8,0’) in width and twenty-nine feet (29.0’) in length, exclusive of tongue. The term travel trailer shall also include all portable structures which may be moved under their own power, towed or transported by another vehicle, and shall include other types of vehicles such as, but not limited to, trucks, vans and buses that have been converted to temporary dwellings for travel, recreation and vacation use, regardless of size.
- (q) “*Water connection*” - The connection consisting of all pipes, fittings and appurtenances from the water riser pipe to the water inlet pipe of the distribution system within the manufactured home.
- (r) “*Water riser pipe*” - The portion of the water supply system serving the manufactured home park which extends vertically to the ground elevation and terminates at a designated point at each manufactured home lot.

SECTION 2: LOCATION AND REPLACEMENT RESTRICTIONS

- (a) Manufactured homes and mobile homes may be located within the city limits of the City of Ames except on any lot or tract of land adjoining the following:

- (1) U.S. Highway 90
- (2) North Martin Luther King Street
- (3) South Martin Luther King Street
- (4) Berotte Drive
- (5) Mac Lane
- (6) Mallet Lane
- (7) Ameswood Subdivision

These areas shall be referred to as the “restricted areas.”

- (b) The prohibition against mobile homes and manufactured homes in the restricted areas of the city does not apply to mobile homes or manufactured homes which were legally permitted and used or occupied as a residential dwelling in the city on January 9, 2024, except that the relocation of such mobile home or manufactured home to another location within the restricted area of the city is prohibited and the replacement of any mobile home or manufactured home within the restricted area of the city must be replaced with a HUD-code manufactured home built within ten (10) years of the current calendar year, must be at least as large in living space as the prior home, and must satisfy the HUD-Code requirements. This replacement is limited to a one-time replacement after January 9, 2024, if the mobile or manufactured home is located in a restricted area of the city. Not more than six (6) months shall lapse between the time of the removal and the time of the replacement. If more than six (6) months shall lapse between the time of the removal and the time of the replacement, a new HUD-Code manufactured home shall not be allowed to be placed on the property if said property is in a restricted area of the city. It shall be the owner’s responsibility to prove the removal date and the original placement date of the removed mobile or manufactured home. It shall be unlawful for any person to alter or extend any mobile and manufactured home within the restricted area of the city.
- (c) Manufactured homes shall only be permitted after the adoption of this ordinance in the non-restricted area of the City, except as allowed in sub-section (d) of this ordinance. Any replacement manufactured home located in the non-restricted area of the city must be a HUD-Code manufactured home built within ten (10) years of the current calendar year and it must be at least as large in living space as the prior manufactured or mobile home that it is replacing.
- (d) Any existing mobile or manufactured home lawfully located within the city limits may be replaced with a habitable HUD-Code Manufactured home built within ten (10) years of the current calendar year and it must be at least as large in living space as the prior manufactured or mobile home. Not more than six (6) months shall lapse between the time of the removal and the time of replacement. It shall be the owner’s responsibility to prove

the removal date, the original placement date of the removed mobile or manufactured home, and the size of the removed manufactured or mobile home.

- (e) Manufactured homes or mobile homes destroyed by fire or other natural disaster may be replaced subject to the parameters in subsections (b), (c), and (d) of this section provided a permit is obtained prior to replacement. A replacement under this subsection shall not constitute the one-time replacement under subsection (b) or (d) of this section.

SECTION 3: PERMITS

- (a) Required. It shall be unlawful for any person to locate, park, alter or extend any manufactured home or manufactured home park within the limits of the city, unless he/she holds a valid permit issued by the city in the name of such person for the specific location, parking, alteration or extension proposed. A licensed retailer or installer of manufactured homes shall not be required to obtain a permit, pay a fee, obtain a bond, or obtain insurance for the city for the transportation and installation of manufactured housing.
- (b) Application. All applications for permits shall be made to the administrator and shall contain at least the following information:
 - (1) Name and address of applicant
 - (2) Interest of the applicant in the manufactured home lot or manufactured home park.
 - (3) Location and legal description of the manufactured home lot or manufactured home park.
 - (4) Manufactured, age, and size of the manufactured home being installed.
- (c) Fees. All applications for the manufactured home and manufactured home park permits shall be accompanied by the payment of a fee of \$150.00.
- (d) Issuance. If an application under this ordinance meets the requirements of this ordinance and the regulations issued hereunder, a permit shall be issued by the administrator.

SECTION 4: INSPECTION PRIOR TO PLACEMENT

Prior to placement of a manufactured home, the structure shall be inspected by the Administrator or his/her designee to ensure the structure is habitable and complies with title 24, Code of Federal Regulations, part 3280 Manufactured Home Construction and Safety Standards as amended, and the relevant provisions of state law regarding the installation of manufactured housing. The manufactured home shall not be allowed to be placed in the City if it does not pass the inspection and any permit issued shall be revoked.

SECTION 5: LICENSE FOR OPERATION OF MANUFACTURED HOME PARKS AND MAINTENANCE/SUSPENSION OF LICENSE OR PERMIT

- (a) It shall be unlawful for any person to operate any manufactured home park within the city limits unless that person holds a valid license issued annually by the city in the name of such person for the specific manufactured home park. All applications for licenses shall be made to the administrator, who shall issue a license upon compliance by the applicant with provisions of this ordinance and regulations issued hereunder and of other applicable legal requirements.
- (b) Every person holding a manufactured home park license shall give notice in writing to the administrator within seventy-two (72) hours after having sold, transferred, given away or otherwise disposed of an interest in or control of the manufactured home park. Such notice shall include the name and address of the person succeeding to the ownership or control of any manufactured home park. Upon application in writing for transfer of the manufactured home park license, the license shall be transferred if the manufactured home park is in compliance with all applicable provisions of this ordinance and state law.

(c) Application for Manufactured Home Park License:

- (1) Applications for original licenses shall be in writing, signed by the applicant, accompanied by an affidavit of the applicant as to the truth of the application and by the payment of a fee, set by the City Council, and shall contain the name and address of the applicant; the location and legal description of the manufactured home park; and a site plan of the manufactured home park showing all manufactured home lots, structures, roads, walkways and other service facilities.
- (2) Applications for annual renewals for a license shall be made in writing by the holders of the license, shall be accompanied by a fee set by the City Council, and shall contain any change in the information submitted since the original license was issued or the latest renewal granted.

(d) Temporary License:

- (1) A temporary license, upon written request therefor, shall be issued by the administrator, for every manufactured home park in existence upon the effective date of this ordinance, permitting the manufactured home park to be operated during the period ending one hundred eighty (180) days after the effective date of this ordinance in accordance with such conditions as the administrator may require.
- (2) The term of the temporary license shall be extended, upon written request, for no more than 180 additional days if:
 - i. The licensee shall have filed application for a license in conformity with subsection (c) of this section within ninety (90) days after the effective date of this ordinance;
 - ii. The plans and specifications accompanying the application for license comply with all provisions of this ordinance and all other applicable ordinance and statutes;

- iii. The license shall have diligently endeavored to make the existing manufactured home park conform fully to the plans and specifications submitted with the application; and
 - iv. Failure to make the existing manufactured home park conform fully to such plans and specifications shall have been due to causes beyond the control of the licensee.
- (e) Suspension. Whenever, upon inspection of any manufactured home park or manufactured home, the administrator finds that conditions or practices exist which are in violation of any provision of this ordinance or regulations issued hereunder, the administrator shall give notice, in writing, to the person to whom the license or permit was issued that, unless such conditions or practices are corrected within thirty (30) days, the license or permit shall be suspended. The administrator, upon good cause shown, may extend such a thirty-day period. At the end of such manufactured home park or manufactured home and, if such conditions or practices have been corrected, he shall suspend the license or permit and give notice in writing of such suspension to the person to whom the license or permit is issued. Upon receipt of notice of such suspension, such person shall cease operation of such manufactured home park or usage of the manufactured home.
- (f) Hearing. Any person whose license or permit has been suspended, or who has received notice from the administrator that his license or permit will be suspended unless certain condition or practices at the manufactured home park or manufactured home are corrected, may request and shall be granted a hearing on the matter under the procedures outlined in this ordinance; provided that when no petition for such hearing shall have been filed within ten (10) days following the day on which notice of suspension was served, such license or permit shall be deemed to have been automatically revoked at the expiration of such ten-day period.
- (g) Grandfathered. Existing manufactured homes on individual lots and in manufactured home parks are grandfathered, except that whenever a manufactured home or mobile home is removed, prior to placing another manufactured home on the lot, the setback, spacing, off-street parking, skirting and other requirements of this ordinance shall be required. Upon change of ownership of a grandfathered manufactured home park, all manufactured homes in the park must be skirted within a period of two (2) years.

SECTION 6: PREPARATION, SUBMITTAL AND APPROVAL OF SITE PLANS

(a) General Requirements:

- (1) Individual manufactured home sites (outside manufactured home park). The administrator may require, in writing, any or all of the information referred to in this division be presented in graphic form before a permit is issued under this division.
- (2) Manufactured home (M.H.) parks. No manufactured home park permit or license shall be issued for any M.H. park established after the effective date of this division

unless the provisions of this section and other applicable sections of this division are complied with.

(b) Site Plan Required. A site plan shall be submitted prior to obtaining a permit under this ordinance.

(c) Site plan requirements. The site shall show:

- (1) Name and address of applicant.
- (2) Location and legal description of property.
- (3) Complete plot plan (which for a manufactured home park shall be prepared, signed and sealed by a registered professional engineer) showing the following:
 - i. All existing structures and facilities.
 - ii. Parcel boundaries and dimensions.
 - iii. Proposed location of the manufactured home.
 - iv. A topographic map showing existing and proposed grades with contour intervals (manufactured home parks only).
 - v. Locations, size and number of proposed manufactured home lots (manufactured home park only)
 - vi. Location, width and surface of all existing and proposed roads and walkways (manufactured home park only).
 - vii. Location and size of all existing and proposed storm drainage facilities, sanitary sewers and disposal facilities and water lines, certified by a licensed professional engineer to be adequate (manufactured home park only).
 - viii. Profiles of all existing and proposed roads, storm drainage facilities, sanitary sewers and water lines (manufactured home park only).
 - ix. Location and plans for any buildings to be constructed in the park (manufactured home park only).
 - x. Location of all buildings, roads and property lines on adjacent tracts within one hundred feet (100.0') of proposed manufactured home park (manufactured home park only).
 - xi. All building setback lines, front, side and rear.
- (4) Any other information the Administrator may reasonably require.

SECTION 7: INSPECTION OF MANUFACTURED HOME PARKS

(a) The administrator is hereby authorized and directed to make such inspections as are necessary and as permitted by law or contact to determine satisfactory compliance with this ordinance and regulations issued hereunder.

- (b) The administrator shall have the power to enter at reasonable times upon any private or public property for the purpose of inspecting and investigating conditions relating to the enforcement of this ordinance.
- (c) The administrator shall have the power to inspect the register containing a record of all residents of the manufactured home park only for the purpose of determining compliance with this ordinance.
- (d) It shall be the duty of the owners of manufactured home parks or of the person in charge thereof, to give the administrator free access to such manufactured home parks premises at reasonable times for the purpose of inspection.
- (e) It shall be the duty of every occupant of a manufactured home park to give the owner thereof, his agent or employee access to any part such manufactured home park or its premises at reasonable times for the purpose of making such repairs or alterations as are necessary to effect compliance with this ordinance, or with any lawful order issued pursuant to the provisions of this ordinance.
- (f) Upon the receipt of an application of a permit for a manufactured home, the city may have authorized personnel confirm compliance with this division and other ordinances through inspection before such permit is issued.

SECTION 8: NOTICES, HEARINGS AND ORDERS

- (a) Notice. Whenever the administrator determines that there are reasonable grounds to believe that there has been a violation of any provision of this ordinance, the administrator shall give notice of such alleged violation to the person to whom the permit or license was issued, as hereinafter provided. Such notice shall:
 - (1) Be in writing;
 - (2) Include a statement of the reasons for its issuance;
 - (3) Allow a reasonable time for the performance of any act it requires;
 - (4) Be served upon the owner or his agent as the case may require provided that such notice or order shall be deemed to have been properly served either upon such owner or agent when a copy thereof has been sent by registered mail to his last known address, or when he has been served with such notice by any method authorized or required by the laws of this state.
 - (5) Contain an outline of remedial action which, if taken, will affect compliance with the provisions of the ordinance; and
 - (6) Notify the recipient of the rights of appeal provided for in this ordinance.

(b) Hearing:

- (1) Any person affected by any notice which has been issued in connection with the enforcement of any provision of this ordinance, may request and shall be granted a hearing on the matter before the governing body, provided that such person shall file in the office of the administrator a written petition requesting such hearing and setting forth a brief statement of the grounds thereof within ten (10) days after the day the notice was served. The filing of the request for the hearing shall operate as a stay of the notice and of the suspension except in the case of an order issued under subsection (e) in this section. Upon receipt of such a petition, the petition shall be entered on the agenda of the next regular meeting of the City Council and the administrator shall give the petitioner written notice thereof. At such hearing, the petitioner shall be given an opportunity to be heard and to show why such notice should be modified or withdrawn.
 - (2) Upon application of the petitioner, the date of the hearing may be postponed for a reasonable time beyond the next regular meeting of the City Council when the petitioner has submitted good and sufficient reasons for such postponement.
- (c) Order. After such hearing, there shall be made findings as to compliance with the provisions of this ordinance and an order shall be issued by the City Council in writing sustaining, modifying or withdrawing the notice. Upon failure to comply with any order sustaining or modifying a notice, the license or permit shall be revoked.
- (d) Order without notice in emergency:
- (1) Whenever the administrator finds that an emergency exists which requires immediate action to protect the public health, he/she may without notice or hearing issue an order reciting the existence of such an emergency and requiring that such action be taken he/she may deem necessary to meet the emergency, including the suspension of the permit or license. Notwithstanding any other provisions of this ordinance, such order shall be effective immediately.
 - (2) Any person to whom such an order is directed shall comply therewith immediately, but upon petition to the administrator shall be afforded a hearing as soon as possible.

SECTION 9: ENVIRONMENTAL, OPEN SPACE AND ACCESS REQUIREMENTS FOR ALL MANUFACTURED HOMES

(a) General Requirements:

- (1) The condition of soil, groundwater level, drainage and topography shall not create hazards to the property or the health or safety of the occupants. The site shall not be exposed to objectionable smoke, noise, odors or other adverse influences, and no portion shall be subjected to unpredictable and/or sudden flooding, subsidence or erosion.

- (2) A manufactured home park shall have a density of no greater than eight (8) lots per acre.
- (3) Each manufactured home lot, whether in manufactured home park or outside of manufactured home park, shall contain a minimum of 6,000 square feet.
- (b) Soil and ground cover requirements. Exposed ground surfaces in all parts of every Manufactured Home Park and manufactured home site shall be paved, or covered with stone screenings, or other solid material, or protected with vegetative growth that can prevent soil erosion and eliminate objectionable dust.
- (c) Site drainage requirements. The ground surface in all parts of every Manufactured Home Park and manufactured home site shall be graded and equipped to drain all surface water in a safe, efficient manner.
- (d) Sale of manufactured homes. Nothing contained in this section shall be deemed as prohibiting the sale of a manufactured home located on a manufactured home stand in a manufactured home park or individual lot and connected to the pertinent utilities. However, such sales must be in compliance with the requirements of the Texas Manufactured Housing Standards Act. Such manufactured homes connected or reconnected to utility services shall be habitable as that term is defined by the Texas Manufactured Housing Standards Act and shall reasonably comply with all other location requirements, including skirting, parking, sidewalks and utilities.
- (e) Required separation between manufactured homes. Manufactured homes shall be separated from each other and from other buildings and structures by at least fifteen feet (15.0'); or at least seven and one-half feet (7.5') from any lot or manufactured home space line; provided that manufactured homes placed end-to-end may have a clearance of ten feet (10.0') where opposing rear walls are staggered.
- (f) Required setbacks, buffer strips and screening:
- (1) All manufactured homes shall be located at least fifteen feet (15.0') from any manufactured home park property boundary line abutting a public street or highway and at least fifteen feet (15.0') from interior manufactured home park property boundary lines.
- (2) There shall be a minimum distance of ten feet (10.0') between an individual manufactured home and adjoining pavement or a park street, or common parking area or other common areas.
- (3) All manufactured homes and manufactured home parks located adjacent to industrial or commercial land uses shall be provided with screening such as fences or natural growth along the boundary line separating the manufactured home residential use and such adjacent nonresidential uses.

(g) Manufactured Home Park Street System:

- (1) General requirements. All manufactured homes and manufactured home parks shall be provided with safe and convenient vehicle access from abutting public streets or roads to each manufactured home lot. Alignment and gradient shall be properly adapted to topography.
- (2) Access. Access to manufactured homes or manufactured homes parks shall be designed to minimize congestion and hazards at the entrance or exit and allow free movement of traffic on adjacent streets.
- (3) Internal streets. Surfaced roadways shall be of adequate width to accommodate anticipated traffic.
 - i. All streets, except minor street twenty-four feet (24.0')
 - ii. Minor streets, no parking – eighteen feet (18.0')
(Acceptable only if less than five hundred feet (500.0') long and serving less than twenty-five (25.0') manufactured homes or of any length if one-way and providing access to abutting manufactured home lots on one side on one side only.)
 - iii. Dead end streets shall be limited in length to 1,000.0 feet and shall be provided at the closed end with roadway diameter of at least sixty feet (60.0').
- (4) Required illumination of park street systems. All parks shall be finished with street lights at intersections and at not more than five-hundred-foot (500.0') intervals along streets such as to maintain adequate levels of illumination for the safe movement of pedestrians and vehicles at night.
- (5) Street construction and design standards:
 - i. Pavements. All streets shall be provided with a hot mix asphalt concrete (hot or cold laid) or hot asphalt seal coat with cover stone over six inch (6.0') compacted limestone base or six inch (6.0') reinforced concrete which shall be durable and well drained under normal use and weather conditions. Pavements edges shall be protected to prevent raveling of the wearing surface and shifting of the pavement base. Streets surfaces shall be maintained by the park owner or owners free of cracks, holes and other hazards.
 - ii. Grades. Grades of all streets shall be sufficient to ensure adequate surface drainage but shall be not more than eight percent (8%). Short runs with a maximum grade of twelve percent (12%) may be permitted, provided traffic safety is assured by appropriate paving, adequate leveling areas and avoidance of later curves.

(h) Required off-street parking areas:

- (1) Off street parking areas shall be provided on all manufactured home sites or in manufactured home parks for the use of manufactured home occupants and guests. Such areas shall be furnished at the rate of at least two (2) car spaces for each manufactured home lot and shall be paved surface, i.e., gravel, rock, concrete and/or asphalt.
- (2) Required car parking spaces shall be so located as to provide convenient access to the manufactured home but shall not exceed two hundred feet (200.0") from the manufactured home that it is intended to serve.

- (i) Manufactured home stands. All manufactured homes must be installed in compliance with the requirements of the Texas Manufactured Housing Standards Act (V.T.C.A, Occupations Code, ordinance 1201), the administrative rules of the state housing and community affairs and the administrative order of its director.

SECTION 10: WATER SUPPLY

- (a) General requirements. An accessible, adequate, safe and potable supply of water shall be provided in each manufactured home or manufactured home park. Where a public supply of water of satisfactory quantity, quality and pressure is available, connection shall be made thereto, and its supply used exclusively. When a satisfactory public water supply is not available, a private water supply system may be developed and used as approved by the city and state.

(b) Source of supply:

- (1) The water supply shall be capable of supplying a minimum of one hundred fifty (150) gallons per day manufactured home.
- (2) Every well or suction line of the water supply system shall be located and constructed in such a manner that neither underground nor surface contamination will reach the water supply from any source.
- (3) The treatment of a private water supply shall be in accordance with applicable laws and regulations.

- (c) Water storage facilities. All water storage reservoirs shall be covered, watertight and constructed of impervious material. Overflows and vents of such reservoirs shall be effectively screened. Manholes shall be constructed with overlapping covers so as to prevent the entrance of contaminated material. Reservoir overflow pipes shall discharge through an acceptable air gap.

(d) Water distribution system:

- (1) The water supply system of the manufactured home park shall be connected by pipes to all manufactured homes, buildings and other facilities requiring water.
- (2) All water piping, fixing and other equipment shall be constructed and maintained in accordance with state and local regulation and requirements and shall be of a type and in location approved by the city and state.
- (3) The water piping system shall not be connected with non-potable or questionable water supplies and shall be protected against the hazards of backflow or back siphonage.
- (4) The system shall be so designed and maintained as to provide a pressure of not less than twenty (20) pounds per square inch, under normal operating conditions at service buildings and other locations requiring potable water supply.

(e) Individual water-riser pipes and connections:

- (1) Individual water riser pipes shall be located within the confirmed area of the manufactured home stand at a point where the water connection will approximate a vertical position.
- (2) Water riser pipes shall extend at least four inches. (4.0") above ground elevation. The pipe shall be at least three-quarter inch (3/4"). The water outlet shall be capped when a manufactured home does not occupy the lot.
- (3) Adequate provisions shall be made to prevent freezing of service lines, valves and riser pipes and to protect risers from heaving and thawing actions of ground during freezing weather. Surface drainage shall be diverted from the location of the riser pipe.
- (4) A shutoff valve below the frost line shall be provided near the water riser pipe on each manufactured home lot.
- (5) Underground stop waste valves shall not be installed on any water service.

SECTION 11: SEWAGE DISPOSAL

- (a) General Requirements. An adequate and safe system shall be provided for all manufactured homes or manufactured home parks for conveying and disposing of all sewage. Such a system shall be designed, constructed and maintained in accordance with state and local laws and engineering standards.
- (b) Sewer lines. All sewer lines shall be in trenches of sufficient depth to be free of breakage from traffic or other movements and shall be separated from the park water supply system at a safe distance. Sewers shall be at a grade which will ensure a velocity of two feet (2.0')

per second when flowing full. All sewer lines shall be constructed of materials approved by the city, shall be adequately vented, and shall have watertight joints.

(c) Individual sewer connections.

- (1) Each manufactured home stall shall be provided with at least a four-inch (4.0") diameter sewer rise pipe. The sewer rise pipe shall be so located on each stand that the sewer connection to the manufactured home drain outlet will approximate a vertical position.
 - (2) The sewer connection (see definition) shall have a nominal inside diameter of at least three inches (3.0"), and the slope of any portion thereof shall be at least one-fourth inch (1/4") per foot. The sewer connections shall consist of one pipeline only without any branch fittings. All joints shall be watertight.
 - (3) All materials used for sewer connections shall be semi-rigid, corrosion, resistant, nonabsorbent and durable, the inner surface shall be diverted away from the riser. The rim of the riser pipe shall extend at least four inches (4.0") above the ground elevation.
- (d) Sewage treatment and/or discharge. Where the sewer lines of the manufactured home or manufactured home park are not connected to a public sewer, all proposed sewage disposal facilities shall be approved by the city prior to construction. Effluents from sewage treatment facilities shall not be discharged into any water of the state except with prior approval of the city, state, and EPA.

SECTION 12: ELECTRICAL DISTRIBUTION SYSTEM

- (a) General requirements. Every manufactured home or manufactured home park shall contain an electrical wiring system consisting of wiring, fixtures, equipment and appliances which shall be installed and maintained in accordance with applicable codes and regulations governing such systems.
- (b) Power distribution lines:
- (1) Main power lines not located underground shall be suspended at least eighteen feet (18.0') above the ground. There shall be a minimum horizontal clearance of three feet (3.0') between overhead wiring and any manufactured home, service building or other surface.
 - (2) All direct burial conductors or cable shall be buried at least eighteen inches (18.0") below the ground surface and shall be insulated and specially designed for the purpose. Such conductors shall be located not less than one foot (1.0') radial distance from water, sewer, gas or communication lines.

- (c) The manufactured home shall be connected to the outlet receptacle according to the requirements of the Texas Manufactured Housing Standards Act (act) and the administrative rules (rules) of the state department of housing and community affairs, 10 Texas Administrative Code, chapter 80 (September 1, 1995, as amended) and if such act and/or rules do not apply, then by an approved type of flexible cable with connectors and a male attachment plus.
- (d) Required grounding. All exposed noncurrent-carrying metal parts of manufactured home and all other equipment shall be grounded according to the provisions of the Texas Manufactured Housing Standards Act and the administrative rules (rules) of the state department of housing and community affairs, 10 Texas Administrative Code, chapter 80 (September 1, 1995, as amended) or, if same do not apply, by means of an approved grounding conductors or other approved method of grounded metallic wiring. The neutral conductor shall not be used as an equipment ground for manufactured homes or other equipment.

SECTION 13: MISCELLANEOUS REQUIREMENTS

- (a) Skirting. All manufactured homes and mobile homes in the city shall have a skirt that will conceal from view the undercarriage on all sides of the manufactured 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 sliding 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. Skirting design shall comply with city codes.
- (b) Responsibilities of the park management:
 - (1) The person to whom a license for a manufactured home park is issued shall operate the park in compliance with this division and regulations issued hereunder and shall provide adequate supervision to maintain the park, its facilities and equipment in good repair and in a clean and sanitary condition.
 - (2) The park management shall notify park occupants of all applicable provisions of this division and inform them of their duties and responsibilities under this ordinance and regulations issued hereunder.
 - (3) The park management shall require the placement of each manufactured home on its stand according to the Texas Manufactured Housing Standards Act and the administrative rules (rules) of the state department of housing and community affairs, 10 Texas Administrative Code, chapter 80 (September 1, 1995, as amended), and all applicable ordinance of the city.
 - (4) The park management shall maintain a register containing the names of all park occupants. Such a register shall be available for inspection at any reasonable time by all authorized city employees.

- (5) The park management shall notify the local health authority immediately of any suspected communicable or contagious disease within the park.
- (6) The park management shall notify in writing each tenant that this ordinance prohibits the sale of any lot, portion or segment of such park to a third person or persons. The park management shall obtain a written acknowledgement of the receipt of the notice, and such acknowledgement shall be permanently kept in a permanent file open to city inspection.

(c) Responsibilities of the manufactured home occupants:

- (1) The park occupant shall comply with all applicable requirements of this ordinance and regulations issued hereunder and shall maintain his/her manufactured home lot, its facilities and equipment in good repair and in a clean and sanitary condition.
- (2) The park occupant shall be responsible for proper placement of his manufactured home on its manufactured home stand and proper installation of all utility connections in accordance with the instructions of the park management.
- (3) Restrictions on occupancy. A manufactured home shall not be occupied for dwelling purposes unless it is installed according to the provisions of the Texas Manufactured Housing Standards Act and the administrative rules (rules) of the state department of housing and community affairs, 10 Texas Administrative Code, chapter 80 (September 1, 1995, as amended) and connected water, sewage and electrical utilities.

SECTION 14: PENALTIES

Any person who violates any provision of this ordinance shall, upon conviction, be punished by a fine of no more than \$500.00, and each day that the violation continues of any such provision shall constitute a separate offense.

DIVISION 2. RECREATIONAL VEHICLES

SECTION 1: PURPOSE

- (a) The city council finds that properly planned and operated recreational vehicle communities (i.e., recreational vehicle (RV) parks):
 - (1) Promote the safety and health of the residents of such communities and of other nearby communities;
 - (2) Encourage economical and orderly development of such communities and other nearby communities.

- (b) It is therefore declared to be the policy of the city to eliminate and prevent health and safety hazards and to promote the economical and orderly development and utilization of land by providing for planned and supervised recreational communities and providing for the standards and regulations necessary to accomplish these purposes. This division is enacted in order to achieve orderly development of recreational vehicle (RV parks), to promote and develop the use of land to minimize possible impacts, and to promote the health, safety and general welfare of the public.

SECTION 2: ABILITY

This division shall apply to any recreational vehicle park to be located within the city limits.

SECTION 3: DEFINITIONS

- (a) “*Accessory structure*” - Any structural addition to the recreational vehicle or site, including awnings, cabanas, carports, garages, porches, storage cabinets, storage sheds, and similar appurtenant structures.
- (b) “*Biodegradable*” - Capable of being decomposed by biological agents, especially bacteria.
- (c) “*Building official*” - The official of the city responsible for the inspection of electrical, mechanical and plumbing associated with a property.
- (d) “*Code official*” - The official of the city or his/her designee charged with the enforcement of the provisions of the division.
- (e) “*Controlling interest*” - A person or developer who controls at least fifty-one percent (51%) of ownership.
- (f) “*Dry hydrant*” - An unpressurized, permanently installed pipe that has one end below the water level of a lake, pond or container.
- (g) “*Full-time employee*” - A person who is responsible for maintenance of the RV park seven (7) days per week. This person may or may not be the owner of the RV park.
- (h) “*Licensee or agent*” - A person who may or may not own the RV park but is the person responsible for the day-to-day operations including records and license of the park.
- (i) “*Opaque fence*” - A fence made of solid materials designed to shield from public view the RV park, i.e., is difficult to see through or perceive.
- (j) “*Public use phone*” - A used by registrations of the RV park for emergency purposes.
- (k) “*Recreational vehicle park or RV park*” - Any licensed camp travel trailer, motor home or fifth wheel designed to provide temporary living quarters for recreational camping or travel use, constructed with integral wheels to make it mobile and/or towable by motor vehicle.

- (l) “*Recreational vehicle park or RV park*” - Any lot, tract, or parcel of land upon which accommodation is provided for two or more recreational vehicles used as living or sleeping quarters by the day, week, or month, whether a charge is or is not made. A recreational vehicle park is a unified development of recreational vehicle spaces provided for recreational vehicle use with or without community facilities and permitted permanent buildings.
- (m) “*Recreational vehicle site or RV site*” - That part of a lot or area in a recreational vehicle park or RV park that has been reserved for the placement of one recreational vehicle or RV.
- (n) “*Sample well site*” - A connection at the property line where the customer’s line and city line connect [at which] she be installed a vertical riser of four (4) inches in circumference, [and] shall extend four (4) to six (6) inches above grade, for the detection of non-biodegradable materials.

SECTION 4: LICENSE

- (a) Application for recreational vehicle park license required; duration; fee; display”

(1) Required application. It shall be unlawful for any person to operate any RV park within the city limits unless he/she holds a valid license issued annually by the city in the name of such person for the specific park. The applicant shall make all applications for the license on forms furnished by the city, which may issue a license upon compliance with the provisions of this section and approval of a conditional use permit issued by the city.

- i. Initial license. An application for the initial license to operate a recreational vehicle park shall be made to the city council of the City of Ames. Such applications shall state the name and address of the person desiring to engage in such business, and if the applicant is a partnership or corporation, the names and addresses of the respective partners and/or directors, and a description of the property, including street address of the premises where such RV park is to be operated so that it can be easily identified. It shall also give the name of the owner of such premises, and such other and further information as may be required by the city.
- ii. Renewal. Application for renewal of a license shall be made in writing by the license on forms furnished by the city on or before December 31st of each year. Such application shall contain any changes in the information occurring after the original license was issued or the latest renewal granted.
- iii. Approval of transfer. Every person holding a license shall give notice in writing to the city within ten days (10) after having sold, transferred, given away, or otherwise disposed of interest in or control of any RV park. Application for transfer of a license shall be made within ten (10) calendar days after notification of challenge covered in this section. Within thirty (30) calendar days thereafter, the city shall act on the application for license

transfer and it shall be approved if the RV park is in compliance with the provision of this section.

(2) Hearing on denial. Any person whose application for a license under this section has been denied may request, and shall be granted, a hearing on this matter before the city council.

(3) Fee Schedule. The annual fee for each license or renew to operate a recreational vehicle park shall be as follows:

- i. For parks from one space to 50 spaces
 - 1. License fee: **\$300.00**
 - 2. Annual renewal: **\$150.00**
 - 3. License transfer: **\$100.00**
- ii. For parks in excess of 50 spaces:
 - 1. License fee: **\$550.00**
 - 2. Annual renewal: **\$250.00**
 - 3. License transfer: **\$150.00**

(4) Suspension.

- i. The Mayor, or any other duly authorized employee or representative of the city shall have right and authority to enter upon the RV park at all reasonable times for the purpose of inspecting the same, and to see that no violations are made.
- ii. Whenever, upon inspection of any RV park, the city finds that conditions or practices exist which are in violation of any provisions of this ordinance applicable to such park, the city shall give notice in writing to the owner and/or manager of the park, and if such conditions or practices have not been corrected in the time frame set forth in the notice, the city will suspend the license and give notice of such suspension. Upon suspension of the license, the license shall cease operation of such park.
- iii. The suspension of the license may be appealed to the city as set forth herein.
- iv. The building official shall have the authority to order utility disconnection for any of the following reasons:
 - 1. the owner of any of his agents, representatives or employees are violating or have violated any provisions of this section or any other ordinance of the city or laws of the state;
 - 2. the refusal to allow the building official or nay other duly authorized person to enter upon and inspect the RV park; or
 - 3. upon notification by city staff of the owner's failure to pay permit fees by the stated time.

SECTION 5: INSPECTIONS

(a) Authorized. The building official and code official are hereby authorized to make such inspections as are necessary to determine compliance with this division.

- (b) Entry or premises. The building official and code official shall have the power to enter at reasonable times upon any private or public property within the purpose of inspecting and investigating conditions relating to the enforcement of this division.

SECTION 6: NOTICE OF VIOLATION; HEARINGS AND ORDERS

(a) Contents and service of notice:

- (1) Whenever it is determined that there are grounds to believe that there has been a violation of any provision of this ordinance, the city shall give notice of such alleged violation to the licensee or agent, as hereinafter provided. Such notice shall:
 - i. Be in writing;
 - ii. include a statement of the reasons for its issuance;
 - iii. Allow ten (10) days for compliance;
 - iv. Be served upon the licensee or his agent; provided that such notice or order shall be deemed to have been properly served upon such licensee or agent when a copy therefore has been served in person or sent by certified mail to his/her last known address; and
 - v. Contain an outline of remedial action that, if taken, will effect compliance with provisions of this division.
 - (2) After all procedures outlined above are exhausted, citations may be issued.
 - (3) If a municipality mails a notice to property owners in accordance with this subsection and the United States Postal Service returns the notice as “refused” or “unclaimed” the validity of the notice is not affected, and the notice is considered as delivered.
- (b) Appeal from notice. Any person affected by any notice that has been issued in connection with the enforcement of any provision of this ordinance applicable to such park may request a hearing before the city council; provided that such person shall file, within ten (10) days after the day the notice was served, in the city secretary’s office, with a copy to the office of the code official, a written petition requesting such hearing and setting forth a brief statement of the grounds thereof. The decision of the city council is final.
- (c) Issuance of order. After such hearing, the city council shall issue an order in writing sustaining, modifying, or withdrawing the notice of violation, which order shall be served by certified mail upon the petitioner. Any failure to comply with an order sustaining or modifying the finding of a violation shall constitute grounds for immediate revocation of the license of the park affected by the order.
- (d) Order without notice. Whenever the city finds that an emergency exists which requires immediate action to protect the public health or safety, the designated official may, without notice or hearing, issue an order reciting the existence of such an emergency and requiring the action to be taken as deemed necessary to meet the emergency. Notwithstanding any

other provisions of this selection, such order shall be effective immediately, but upon written petition to the city shall be afforded a hearing as soon as possible. The provisions of subsection (c) of this selection shall be applicable to such hearing and the order issued thereafter.

SECTION 7: VIOLATIONS DECLARED NUISANCE; ABATEMENT; PENALTY

Any noncompliance with this division is hereby deemed a nuisance. The city may abate and remove the nuisance and punish the person(s) responsible for causing or allowing the nuisance condition to exist. Any person(s) violating this ordinance shall be subject to a fine not to exceed five hundred dollars (\$500.00) for each provision violated, and each day that there is a failure to comply with the terms of any provision of this division is declared to be a separate offense. For violations of the provisions of this division that govern fire safety, zoning, or public health and sanitation, including dumping of refuse, the fine may not exceed two thousand dollars (\$2,000.00) per day, per violation. The code official shall be the authority of the jurisdiction responsible for the issuance of citations and any action deemed necessary for the enforcement of this division.

SECTION 8: SITE DEVELOPMENT PLAN

A site development plan must be prepared and submitted to staff and must include the requirements for site plans contained herein.

SECTION 9: LOCATION; FENCING; AND PARKING

- (a) The developer must receive a conditional use permit from the city prior to development of the RV park. No RV park shall be located within three hundred (300) feet of a residential lot and/or a single-family home.
- (b) An opaque fence at least eight (8) feet in height must be placed on the property lines to buffer the RV park from view. The fence shall be installed on all sides of the property. The fence must be of wooden, metal or galvanized materials.
- (c) each RV lot shall provide at least one off-street parking space. Additional parking spaces shall be provided at the rate of one-half parking space per RV lot. In common areas which are accessible to those unites being served, said space shall:
 - (1) Have a permanent all-weather surface constructed of concrete;
 - (2) Have dimensions of not less than nine (9) feet by twenty (20) feet;
 - (3) Be appropriately defined and/or marked;
 - (4) Be accessible to an all-weather surface private street constructed of concrete;
 - (5) Be so located and regulated that no parking or maneuvering incidental to parking shall occur on any public street or walkway;

- (6) Provide adequate barriers to keep any parked vehicle from exceeding into or overhanging any public dedicated street or private street; and
- (7) Be so designated that any vehicle may be parked and unparked without requiring the moving of any other vehicle.

SECTION 10: SIZE OF PARK; DENSITY

Each RV Park must have a minimum size of five (5) acres, with a maximum often (10) acres. The maximum site density for RV parks shall be twenty (20) sites per acre. Only one (1) recreational vehicle is permitted per recreational vehicle site.

SECTION 11: SIZE OF INDIVIDUAL SITES; PAD REQUIREMENTS; AND SETBACKS

- (a) Each recreational vehicle site within the RV park shall have a minimum area of one thousand nine hundred fifty (1,950) square feet and shall be at least thirty (30) feet wide and sixty-five (65) feet in depth. The sites shall be designed as pull-through for ease of entering and leaving the site. A roadway is therefore required to the front and rear. In addition, the space shall be clearly marked, identifying the space number.
- (b) The left 1/3 (10 x 65) of the site or driver's side must be planted with grass and other landscaping, the middle (10 x 65) must be paved with cement, and the remaining 1/3 or passenger side can be paved with either cement, asphalt, crushed rock or similar material. The middle portion is to be used for the parking of the recreational vehicle with the paved area on the right used as a parking or patio area.
- (c) All RV's shall be located not closer than the following:
 - (1) The sides of the RV's shall be no closer than eighteen (18) feet from any other RV.
 - (2) The rear of the RV's shall be no closer than eighteen (18) feet from any other RV.
 - (3) No part of the front of any RV shall be closer than ten (10) feet to the surface of the private street.
 - (4) No part of any RV shall be located closer than ten (10) feet from the RV park perimeter line.

SECTION 12: INTERNAL ROADWAYS; STREET LIGHTING

- (a) Each recreational vehicle site within the RV park shall have access to an internal private roadway, which shall have access to a public street. The entrance of the internal roadway shall have a pavement width of at least thirty (30) feet with an adequate curb radius. The major thoroughfare shall have a pavement width of at least twenty-eight (28). The roadway may be eighteen (18) feet if the RV park is designed for one-way roads. Each emergency access lane shall have a clear unobstructed width of twenty-eight (28) feet, eighteen (18) feet if one-way, and shall have a turning area and radii with a minimum of sixty (60) feet to permit free movement of emergency vehicles. Dead-end streets are not allowed.

- (b) Private street intersections shall generally be at right angles. Offsets at intersections which will be less than 125 feet should be avoided as well as intersections of more than (2) streets at one point.
- (c) All private streets shall be constructed of concrete.
- (d) Connecting private streets which may connect two public streets shall, by the use of two or more streets, be located so as to discourage through traffic.
- (e) Metal signs shall be placed along the emergency access lane by the owner or agent of the RV park stating that parking is prohibited. The sign type, size, height and location shall be approved by the city.
- (f) The private streets, parking lots, walks and service areas shall be kept properly and adequately lighted at all times, so the RV park shall be safe for occupants and visitors; provided, further, all entrances and exits shall be lighted.

SECTION 13: OFFICE, RESTROOMS AND OTHER FACILITIES; RECREATION AREA

- (a) Each RV Park must have an office for the manager of the RV park, and a bathroom and shower facilities, as well as laundry facilities. All facilities used by residents must be well lit inside and out during the night hours. All facilities must meet applicable codes adopted by the city.
- (b) All RV parks shall have at least one (1) recreation area, located as to be free of traffic hazards, easily accessible to all park residents and centrally located where topography permits. Not less than ten (10) percent of the gross park area shall be devoted to recreational facilities. Recreation areas include space for community recreation buildings, adult recreation (basketball court or tennis court), playgrounds for children, and swimming pools. Recreation areas do not include areas used for restrooms, vehicle parking, maintenance and utility areas.

SECTION 14: SOIL AND GROUND COVER

Exposed ground surfaces in all parts of the RV parks shall be paved, covered with stone, rock, or other similar solid material, or protected with vegetative cover that is capable of preventing soil erosion and eliminating dust. Note: all pavements shall be kept in good repair.

SECTION 15: OCCUPANCY OF RECREATIONAL VEHICLE OUTSIDE OF PARK

The placement of a recreational vehicle for occupancy shall not be permitted except in a n approved recreational vehicle park. A recreational vehicle may be placed at an owner's residence as long as the RV is placed in the side or rear yard area, and it is not used for occupancy longer than ten (10) days in a twelve (12) month period.

SECTION 16: DRAINAGE

The ground surface in all parts of the RV park shall be graded and designed to drain all stormwater and surface water in a safe, efficient manner. Drainage analysis shall be performed by a licensed professional engineer and easements for the conveyance of surface water off-site shall be obtained if necessary.

SECTION 17: WATER SUPPLY

- (a) Each site within an RV park shall be provided with a connection to the city water supply if available. If city water supply is not available, then a permit from the state commission on environmental quality (TCEQ) shall be obtained to install as well. The city must approve all proposed water facility plans prior to construction. The water distribution system shall be installed as follows:
 - (1) The water supply system, fixtures and other equipment must be installed in accordance with applicable codes adopted by the city.
 - (2) A master water meter shall be installed to serve the RV park. Sub-metering or re-metering RV sites is not permitted.
 - (3) A reduced pressure principle backflow preventer will be required to be placed at the property line on the discharge side of the master meter. In addition, one (1) must be placed at each of the connections for each RV site and located on the left side of the site.
 - (4) Water riser service branch lines shall extend at least twelve (12) inches above ground elevation. The branch line shall be at least $\frac{3}{4}$ inches.
 - (5) Adequate provisions shall be made to prevent freezing of service lines, valves and riser pipes. Surface drainage shall be diverted from the location of utility connections at each site.
 - (6) A shut-off valve below the frost line shall be provided near each water riser pipe.
 - (7) The owner/operator shall have complete maintenance responsibility for the water system within the RV park.
 - (8) The city has no maintenance responsibility for the service lines within the RV park. The responsibility of the city stops at the property line.

SECTION 18: WASTEWATER FACILITIES

- (a) Each site within the RV park shall be provided with a connection for wastewater into the city's wastewater system facility (TCEQ) shall be obtained prior to placement of an on-site sewage facility. All proposed wastewater service lines shall be connected to the city wastewater system if available.

(b) On-site sewage facilities are permitted if city utilities are not available. The city must approve all proposed wastewater facility plans prior to construction. The wastewater distribution system shall be installed as follows:

- (1) The wastewater system and materials must be installed in accordance with applicable codes adopted by the city.
- (2) Each site shall be provided with a four-inch diameter wastewater riser and shall extend above grade four (4) to six (6) inches. The wastewater riser pipe shall be so located on each stand so that the wastewater connection to the RV drain outlet will approximate a vertical position. Each inlet shall be provided with a gaslight seal when connected to a recreational vehicle or have a gaslight seal plus when not in service. The plus shall be that of a spring-loaded device.
- (3) The wastewater connection to each site shall consist of a single four-inch service line without any branch lines, fittings, or connections. All joints shall be watertight.
- (4) Surface drainage shall be diverted away from the riser. The rim of the riser pipe shall extend at least four (4) to six (6) inches above the ground elevation.
- (5) Each collection wastewater line shall provide a vent extending a minimum of ten (10) feet in height.
- (6) A watertight seal shall be provided for underground conduit in floodplain installations and a riser extending a minimum of two (2) feet above the floodplain elevation shall be provided.

SECTION 19: SANITARY FACILITIES

(a) Each RV Park shall provide the following sanitary facilities as listed below:

- (1) One (1) toilet or stool for the female sex for every ten (10) sites or fraction thereof (minimum of one (1) is required) for the first one hundred and twenty (120) sites, and one (1) per twenty (20) sites thereafter;
- (2) One (1) toilet or stool and one (1) urinal stall for the male sex for every ten (10) sites or fraction thereof (minimum of one (1) is required) for the first one hundred and twenty (120) sites, and one (1) per twenty (20) sites thereafter;
- (3) One (1) washbasin shall be provided within the toilet room for every two (2) toilets or fraction thereof (a minimum of one (1) is required);
- (4) One (1) shower shall be provided for each sex for each twenty (20) sites or fraction thereof (minimum of one (1) is required for each sex) for the first one hundred and twenty (120) sites, and one (1) per forty (40) sites thereafter;

- (5) All toilets and shower facilities shall be placed in properly constructed buildings and located not more than hundred (200) feet from any recreational vehicle site;
 - (6) Buildings shall be well lit at all times, day or night, well ventilated with screened openings, and constructed of moisture-proof material to permit rapid and satisfactory cleaning, scouring and washing;
 - (7) The floors shall be of concrete or other impervious material, elevated not less than four (4) inches above grade, and each room shall be provided with floor drains; and
 - (8) A slop sink or basin with water supply shall be in each restroom (male and female) and at least one (1) in the laundry facility, and shall be constructed in accordance with design, size and materials approved by the building official.
- (b) Toilet and bathing facilities shall be in separate rooms or partitioned apart in any manner as to provide privacy and promote cleanliness. Each toilet provided in a community toilet house shall be partitioned apart from any other toilet in the same room. The floor surface around the commode shall not drain into the shower floor.
- (c) Toilet floors and walls shall be of impervious material, painted white or a light color, and kept clean at all times. Shower stalls shall be of tile, plaster, cement or some other impervious material and shall be always kept clean. If a shower is of some impervious material other than tile, cement or plaster, it shall be white or some light color and always kept clean. The floor of any bathroom, other than the shower stall, shall be of some impervious material, and the walls of the bathroom, other than the shower stall, shall be papered with canvas and wallpaper, or an equivalent washable surface always kept clean.

SECTION 20: STORAGE, COLLECTION AND DISPOSAL OF REFUSE AND GARBAGE

Each RV Park shall be provided with safe and adequate facilities for the collection and removal of waste and garbage. Storage, collection, and handling shall be conducted so as to create no health hazards, rodent harborage, insect breeding areas, or fire hazards. Every site shall be located within two hundred (200) feet of a refuse facility measured along the RV park internal roadway. Trash dumpsters shall be screened on three (3) sides.

SECTION 21: TELEPHONE

A minimum of one (1) landline telephone shall be provided in an easily accessible location twenty-four (24) hours a day, seven (7) days a week, for emergency use.

SECTION 22: ACCESSORY STRUCTURES

The individual sites within the RV park are not allowed to have accessory structures as defined herein.

SECTION 23: REGISTRATION OF GUESTS

- (a) Each person renting a site within a RV park shall provide the following information to the owner, manager, operator or person in charge of the RV park:
 - (1) Name;
 - (2) Full address of permanent residence;
 - (3) Automobile and recreational vehicle license plate number and the state in which each it is registered;
 - (4) Driver's license number of the owner;
 - (5) The number or letter of the site being rented; and
 - (6) Date of arrival and departure;
- (b) The City shall have a right to inspect the registration records of any RV park at any time during normal business hours.

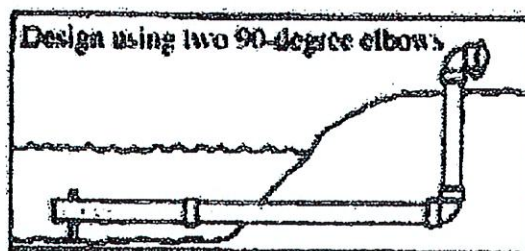
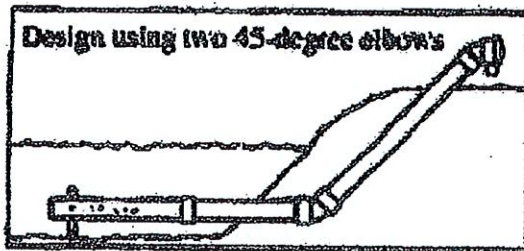
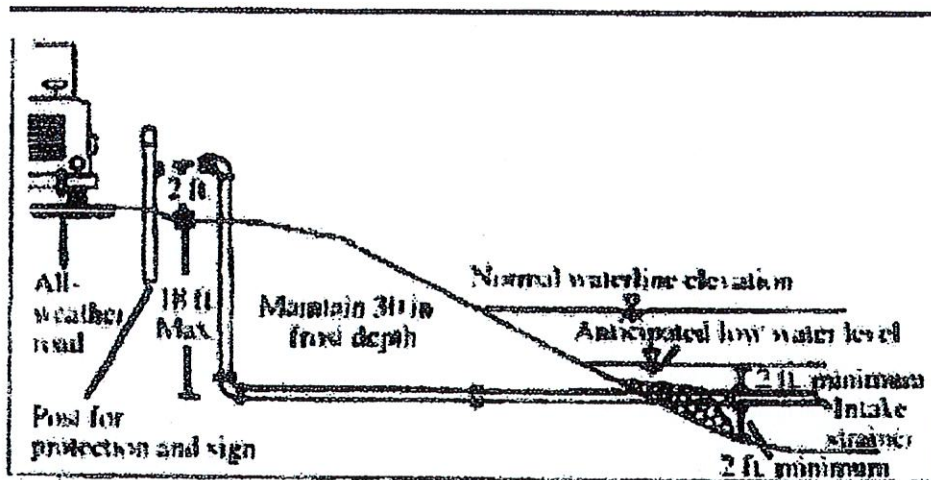
SECTION 24: CONTROL OF INSECTS, RODENTS AND OTHER PESTS

- (a) Grounds, buildings and structures in the RV park shall be maintained free of accumulation of high grass and weeds and debris to prevent rodent and snake harborage or the breeding of flies, mosquitoes or other pests.
- (b) The RV Park owner or manager shall be responsible for maintaining the entire area of the park free of dry brush, leaves, limbs and weeds.

SECTION 25: FIRE SAFETY STANDARDS; FIRE HYDRANT

- (a) Open fires shall be allowed only in a manner and within a container approved by the fire chief.
- (b) A fire hydrant(s) must be placed such that each recreational vehicle site is at least five hundred (500) feet from one.
- (c) If a RV park is to be placed in an area where city water is not available, the RV park owner must have a pond located on the property filled at all times with a minimum capacity of twenty thousand (20,000) gallons with a dry hydrant installed. A container capable of holding a minimum of twenty thousand (20,000) gallons with a dry hydrant installed shall also be allowed and/or sustained for a pond. The dry hydrant shall conform to the City of Ames' hydrant specifications.

Note - Please see diagram of dry hydrant below:



SECTION 26: PERMANENT OCCUPANCY PROHIBITED

- (a) RV's cannot be used as a permanent residence unless said RV is located in an approved RV park.
- (b) *Note:* The city reserves the right to modify or change this section for the purpose of a natural disaster or related incidents, including the requirement of removal of all recreational vehicles that may be subject to dangerous or inclement weather. However, the final decision for the removal of all recreational vehicles, as defined herein, shall be at the sole discretion of the owner/operator of the RV park. The city assumes no liability.

SECTION 27: CHANGE OF OWNERSHIP OF EXISTING NON-CONFORMING RV PARK

Upon a change of ownership of an existing non-conforming RV park, as referenced above, the new owner shall be issued a temporary license and given ninety (90) days to bring the existing RV park into compliance with the requirements of this article. The building official is authorized to grant extensions for work that may require more than ninety (90) days. The extension shall be in writing and justifiable cause demonstrated. Change of ownership shall include a change from ownership of any person, firm or entity to any other person, firm or

entity. Change of ownership shall not include an assignment to an entity formed and majority owned by the original existing non-conforming owner.

SECTION 28: RECREATIONAL VEHICLES IN MOBILE HOME PARKS; MOBILE HOMES IN RECREATIONAL VEHICLE PARKS

Existing manufactured/mobile home parks that have spaces for recreational vehicles existing prior to the adoption of this ordinance shall be permitted to occupy the space with a recreational vehicle. However, in no instance shall a new manufactured home park located within the city limits be allowed recreational vehicles or spaces for recreational vehicles. Same shall apply to a recreational vehicle to be located within the city limits. Only recreational vehicles shall be allowed in a recreational vehicle park. No manufactured/mobile home shall be permitted in a recreational vehicle park.

SECTION 29: BUILDING PERMIT STANDARDS TO BE MET

No person shall erect or construct or proceed with the erection or construction of any RV lot, building or structure, or add to, enlarge, improve, alter, repair, convert, extend or demolish any RV park site, building or cause the same to be one without first obtaining the necessary permits from the planning department. All such work shall be constructed in accordance with the applicable city codes and laws of the state.

SECTION 30: RV PARK PERMIT NOT A BAR TO CITY'S POWERS

No permit granted hereunder shall ever be held to bar prosecution for violation of any other provision of this section or any other section or code of this city, or prevent the enforcement of any such provision or ordinance or inhibit the exercise of powers and duties of any officer under the terms of any such provision or ordinance.

SECTION 31: EXPANSION OR REMODELING OF EXISTING RV PARKS

RV Parks currently located in non-conforming areas shall not be allowed to expand or increase in size. Furthermore, any changes or renovations to an existing RV park must meet the standards set forth in this ordinance.

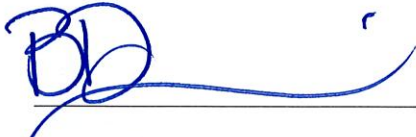
NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Ames, Liberty Country, Texas, this Ordinance shall become effective upon signature by the Mayor, or, if not signed or vetoed by the Mayor, upon expiration of the time for ordinance to become law without the signature by the Mayor.

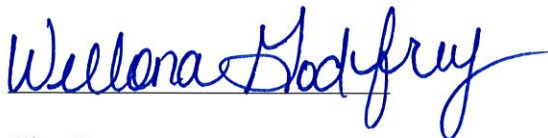
BE IT FURTHER ORDAINED that if any provision or item of this ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items or applications of this ordinance which can be given effect without the invalid provisions, items or applications, and to this end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

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 8TH day of December 2025.


ATTEST:



City Secretary