

2009-04
AN ORDINANCE

AMENDING APPENDIX A ZONING ORDINANCE SECTION 3 ENTITLED USE DISTRICTS, "B" DWELLING DISTRICT PARAGRAPH (2) AND SECTION 15 ENTITLED DEFINITIONS.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SWEETWATER, TEXAS, that appendix A of the Code of Ordinances entitled "Zoning Ordinance" be amended as follows:

Amend Section 3 entitled Use Districts "B" Dwelling Districts Paragraph (2) to read as follows:

Manufactured homes and modular homes. These shall be rendered immobile by the removal of axles and wheels, placed upon foundation, tied down and skirted, in full compliance with the standards prescribed by the International Residential Code. Provided however, that unless such is located on a tract zoned for an approved mobile home/RV Park, no property owner shall permit the location of more than one (1) single manufactured home or modular home upon a single lot, as such lots are designed in the map or plat of the appropriate addition or subdivision of the City of Sweetwater, Texas, and which map or plat is recorded in the office of the County Clerk of Nolan County, Texas.

Amend Section 15 entitled Definitions by amending paragraph (30.1) to read as follows:

A "HUD"- code manufactured home is defined as:

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 or more in width 40 body feet or more in length, or when erected on site is 320 or more square feet, and which is built on a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning and electrical systems. The term does not include a recreational vehicle.

Amend Section 15 entitled Definitions by adding section 30.2 to read as follows:

(30.2) A "mobile home" is defined by the Texas Manufactured Housing Standard Act as:

a structure that was constructed before 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 or more in width 40 body feet or more in length, or when erected on site is 320 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 systems.

BE IT FURTHER ORDAINED BY THE CITY COMMISSION OF THE CITY OF SWEETWATER, TEXAS, that except as set forth herein, Appendix A and all other ordinances pertaining to the Code of Ordinances of the City of Sweetwater shall remain unaffected by this ordinance.

BE IT FURTHER ORDAINED that the City Secretary be directed to cause publication of the descriptive caption of this ordinance as an alternative method as provided by law and the provisions of this ordinance shall be in full force and effect five (5) days after the publication and from and after the second reading and adopted thereof.

READ, PASSED AND ADOPTED 14th of July 2009

READ, PASSED AND ADOPTED 28th of July 2009

ATTEST: Carolyn Lawrence
Carolyn Lawrence, City Secretary

Gregory L. Wortham
Gregory L. Wortham, Mayor