

Ordinances Governing
MOBILE HOMES AND TRAVEL TRAILERS
in the
CITY OF ARLINGTON
TEXAS

Amended by Ordinance No. 10-016
(January 12, 2010)

(Chapter Designator: MH-TT)

ORDINANCE HISTORY

<u>Number</u>	<u>Date of Adoption</u>	<u>Comments</u>
2114	05/06/69	Repeal of the existing "Trailer Parks" Chapter and adoption of a new "Mobile Homes and Travel Trailers" Chapter.
83-164	08/30/83	Addition of Article IX , <u>Violations</u> , regarding the penalty for violations of said chapter.
83-175	08/30/83	Amend Article IV , <u>Inspection, Section 4.04, Duty of Occupants</u> , regarding right of entry.
04-008	01/13/04	Amend Article VII , <u>Mobile Home Parks, Section 7.04 (A), Section 7.05 (D), Section 7.09 (A); Article VIII, Travel Trailer Parks, Section 8.04 (A), Section 8.05 (D), Section 8.07 (O) (5), and Section 8.10 (A)</u> , relative to updating the references to the Neighborhood Services Department.
04-051	05/25/04	Amend Article VII , <u>Mobile Home Parks, Section 7.12, Miscellaneous Requirements</u> , by the deletion of Subsection (A) (5) , relative to records concerning mobile home residents.
06-084	08/22/06	Amend Article VII , <u>Mobile Home Parks, Section 7.04, Water Supply, Subsection (A); Section 7.05, Sewage Disposal, Subsection (D); Section 7.09, Insect and Rodent Control, Subsection (A); Article VIII, Travel Trailer Parks, Section 8.04, Water Supply, Subsection (A); Section 8.05, Sewage Disposal, Subsection (D); Section 8.07, Service and Auxiliary Buildings, Subsection (O) (5); and Section 8.10, Insect and Rodent Control, Subsection (A)</u> , relative to updating the reference to the Community Services Department.

ORDINANCE HISTORY

<u>Number</u>	<u>Date of Adoption</u>	<u>Comments</u>
10-016	01/12/10	Amend Article II , <u>Permits</u> , Section 2.02 , <u>Application Requirements</u> ; Article III , <u>Licenses</u> , Section 3.02 , <u>Application for License; Renewal, Subsection (C)</u> ; Article VII , <u>Mobile Home Parks</u> , Section 7.01 , <u>Site Requirements, Subsection (B) (7)</u> ; and Article VIII , <u>Travel Trailer Parks</u> , Section 8.01 , <u>Site Requirements, Subsection (B) (8)</u> ; relative to a requirement that final plans or other documents that will be archived must be submitted in electronic format; amend Article IX , <u>Violations</u> , Section 9.01 , <u>Penalty for Violation</u> , relative to updated penalty provisions.

ARTICLE VII MOBILE HOME PARKS

- Section 7.01 Site Requirements
- Section 7.02 Access and Traffic Circulation
- Section 7.03 Mobile Home Spaces
- Section 7.04 Water Supply
- Section 7.05 Sewage Disposal
- Section 7.06 Electrical Distribution System
- Section 7.07 Service Buildings and Other Community
Service Facilities
- Section 7.08 Refuse Handling
- Section 7.09 Insect and Rodent Control
- Section 7.10 Fuel Supply and Storage
- Section 7.11 Fire Protection
- Section 7.12 Miscellaneous Requirements

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- Section 8.01 Site Requirements
- Section 8.02 Access and Traffic Circulation
- Section 8.03 Spaces for Occupancy - Uses and
Permitted Length of Stay
- Section 8.04 Water Supply
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ARTICLE IX VIOLATIONS

- Section 9.01 Penalty for Violation

ARTICLE I
DEFINITIONS

Section 1.01 Definitions

For the purpose of this Ordinance, certain terms, words and phrases shall have the meanings hereinafter described thereto.

"Agent" shall mean any person authorized by the licensee of a mobile home or trailer park to operate or maintain such park under the provisions of this Ordinance.

"Building Official" shall mean the legally designated inspection authority of the Building Department of the City or his authorized representative.

"Drive-way" shall mean a minor private way used by vehicles and pedestrians on a mobile home or travel trailer stand or used for common access to a small group of stands or facilities.

"License" shall mean a written license issued by the Building Official allowing a person to operate and maintain a mobile home park or travel trailer park under the provisions of this Ordinance and regulations issued hereunder.

"Mobile Home" shall mean a movable or portable dwelling built on a vehicular chassis, connected to utilities and designed for year round living on wheels or rigid supports.

"Mobile Home Park" shall mean a unified development of local home spaces arranged on a large tract or site under single ownership, meeting all requirements of this Ordinance, and designed to accommodate mobile homes for a more or less permanent duration.

"Mobile Home Subdivision" shall mean a unified development of mobile home sites on lots platted for such purpose, which lots may be sold to the owners of mobile homes situated thereon, meeting the area and yard requirements of the Zoning Ordinance and designed to accommodate mobile homes on a permanent basis.

"Permit" shall mean a written permit or certification issued by the Building Official permitting the construction, alteration and extension of a mobile home or travel trailer park under the provisions of this Ordinance and regulations issued hereunder.

"Person" shall mean any natural individual, firm, trust, partnership, association or corporation.

"Pickup Coach" shall mean a structure designed to be mounted on a pickup or truck chassis with sufficient equipment to render its suitable for use as a temporary dwelling for travel, recreational and vacation uses.

"Service Building" shall mean a structure housing toilet, lavatory and such other facilities as may be required by this Ordinance.

"Sewer Connection" shall mean the connection consisting of all pipes, fittings, and appurtenances from the drain outlet of a mobile home or travel trailer to the inlet of the corresponding sewer riser pipe of the sewage system serving the mobile home or travel trailer park.

"Sewer Riser Pipe" shall mean that portion of a sewer lateral which extends vertically to the ground elevation and terminates at a mobile home or travel trailer space.

"Space" shall mean a plot of ground within a mobile home or travel trailer park designed for the accommodation of one mobile home or travel trailer unit. This term shall also include the terms "lot", "stand", and "stall".

"Travel Trailer" shall mean a vehicular, portable structure built on a chassis, designed to be used as a temporary dwelling, and to be towed behind a motor vehicle, being either of a gross weight of not more than 4,500 pounds or an overall length of not more than 28 feet.

"Travel Trailer Park" shall mean any premises on which one or more pickup coaches or travel trailers are parked or situated and used for the purpose of supplying to the public a parking space for one or more such coaches or trailers.

"Water Connection" shall mean the connection consisting of all pipes, fittings, and appurtenances from the water riser pipe to the water inlet pipe of the distribution system within a mobile home or travel trailer.

"Water Riser Pipe" shall mean that portion of the water supply system serving a mobile home or travel trailer park which extends vertically to the ground elevation and terminates at a designated point at a mobile home or travel trailer space.

"Zoning Ordinance" shall mean the Comprehensive Zoning Ordinance of the City of Arlington.

ARTICLE II

PERMITS

Section 2.01 Permit Required

It shall be unlawful for any person to construct, alter or extend any mobile home or travel trailer park within the limits of the City of Arlington unless he holds a valid permit issued by the Building Official in the name of such person for the specific construction, alteration or extension proposed.

Section 2.02 Application Requirements

- A. All applications for permits shall contain the following:
1. Name and address of applicant.
 2. Location and legal description of the mobile home or travel trailer park.
 3. A site plan, as hereinafter described.
- B. Final plans or other documents that will be archived must be submitted in an electronic format specified by the Director of Community Development and Planning ("CDP Director") as a condition to issuance of any type of permit, approval, or other action related to the final plans or documents. The City may provide an electronic conversion service for a fee in the amount set forth by City Council resolution. The CDP Director shall provide a schedule indicating which documents must be provided electronically, at which point during the approval process, and other information as necessary to implement an electronic archiving program. (Amend Ord 10-016, 1/12/10)

Section 2.03 Permit Fee

All applications shall be accompanied by the deposit of a fee of Twenty-five (\$25.00) Dollars.

Section 2.04 Issuance of Permit

When, upon review of the application, the Building Official is satisfied that the proposed plan meets the requirements of this and other applicable ordinances, a permit shall be issued.

Section 2.05 Denial of Permit; Hearing

Any person whose application for a permit under this Ordinance has been denied may request and shall be granted a hearing on the matter under the procedure provided by Section 5 of this Ordinance.

ARTICLE III

LICENSES

Section 3.01 License Required

It shall be unlawful for any person to operate any mobile home or travel trailer park within the limits of the City of Arlington unless he holds a valid license issued annually by the Building Official in the name of such person for the specific park. All applications for licenses shall be made to the Building Official, who shall issue a license upon compliance by the applicant with provisions of this Ordinance.

Section 3.02 Application for License; Renewal

- A. Application 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 deposit of the license fee hereinafter provided, and shall contain: the name and address of the applicant; the location and legal description of the park; and a site plan of the park showing all mobile home or travel trailer spaces, structures, roads, walkways, and other service facilities.
- B. Applications for renewals of licenses shall be made in writing by the licensee and shall contain any change in the information submitted since the original license was issued or the latest renewal granted.
- C. Final plans or other documents that will be archived must be submitted in an electronic format specified by the Director of Community Development and Planning ("CDP Director") as a condition to issuance of any type of permit, approval, or other action related to the final plans or documents. The City may provide an electronic conversion service for a fee in the amount set forth by City Council resolution. The CDP Director shall provide a schedule indicating which documents must be provided electronically, at which point during the approval process, and other information as necessary to implement an electronic archiving program. (Amend Ord 10-016, 1/12/10)

Section 3.03 Transfer of License

Every person holding a license shall give notice in writing to the Building Official within twenty-four (24) hours after having sold, transferred, given away, or otherwise disposed of interest in or control of any park. Such notice shall include the name and address of the person succeeding to the ownership or control of such park. Upon application in writing for transfer of the license, the license shall be transferred if the park is in compliance with all applicable provisions of this Ordinance.

Section 3.04 License Fee

All original license applications and license transfers shall be accompanied by the deposit of a fee of Twenty-five (\$25.00) Dollars.

Section 3.05 Violations; Notice; Suspension of License

Whenever, upon inspection of any mobile home or travel trailer park, the Building Official finds that conditions or practices exist which are in violation of any provision of this Ordinance, he shall give notice in writing in accordance with Section 5.01 to the licensee that unless such conditions or practices are corrected within a reasonable period of time specified in said notice, the license shall be suspended. At the end of such period, the Building Official shall reinspect such park and, if such conditions or practices have not been corrected, he shall suspend the license and give notice in writing of such suspension to the licensee. Upon receipt of notice of such suspension, licensee shall cease operation of such park, except as provided in Section 5.02 hereof.

Section 3.06 Denial of License; Hearing

Any person whose application for a license under this Ordinance has been denied may request and shall be granted a hearing on the matter under the procedure provided by Article 5 of this Ordinance.

ARTICLE IV

INSPECTION

Section 4.01 Inspections Required

The Building Official is hereby authorized and directed to make such inspections as are necessary to determine satisfactory compliance with this Ordinance.

Section 4.02 Entry on Premises

The Building Official 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. It shall be the duty of the licensee or his agent to give the Building Official free access to all lots at reasonable times for the purposes of inspection.

Section 4.03 Inspection of Register

The Building Official shall have the power to inspect the register containing a record of all residents of the mobile home or travel trailer park.

Section 4.04 Right of Entry

Whenever necessary to make an inspection to enforce any of the provisions of this code or whenever the Building Official or his authorized representative has reasonable cause to believe that there exists in any building or upon any premises any condition or code violation which makes such building or premises unsafe, dangerous or hazardous, the Building Official or his authorized representative may enter such building or premises at all reasonable times to inspect the same or to perform any duty imposed upon the Building Official by this code. If such building or premises be occupied, he shall first present proper credentials and request entry; and if such building or premises be unoccupied, he shall first make a reasonable effort to locate the owner or other persons having charge or control of the building or premises and request entry. If such entry is refused, or, if no owner or other person having charge or control of the building or premises can be located, the Building Official or his authorized representative shall have recourse to every remedy provided by law to secure entry. (Amend Ord 83-175, 8/30/83)

ARTICLE V

NOTICES, HEARINGS, AND ORDERS

Section 5.01 Notice of Violation; Requirements of Notice

Whenever the Building Official determines that there are grounds to believe that there has been a violation of any provision of this Ordinance, the Building Official shall give notice of such alleged violation to the licensee or agent, as hereinafter provided. Such notice shall (a) be in writing; (b) include a statement of the reasons for its issuance; (c) allow a reasonable time for the performance of any act it requires; (d) 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 upon such licensee 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; (e) contain an outline of remedial action which, if taken, will effect compliance with the provisions of this Ordinance.

Section 5.02 Appeal From Notice

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 Building Official; provided, that such person shall file in the office of the Building Official a written petition requesting such hearing and setting forth a brief statement of the grounds therefor within ten (10) days after the day the notice was served. The filing of the request for a hearing shall operate as a stay of the notice and of the suspension, except in the case of an order issued under Section 5.05. Upon receipt of such petition, the Building Official shall set a time and place for such hearing and 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. The hearing shall be commenced not later than ten (10) days after the day on which the petition was filed; provided, that upon application of the petitioner the Building Official may postpone the date of the hearing for a reasonable time beyond such ten-day period when in his judgment the petitioner has submitted good and sufficient reasons for such postponement.

Section 5.03 Hearing; Order

After such hearing the Building Official shall make findings as to compliance with the provisions of this Ordinance and shall issue an order in writing sustaining, modifying or withdrawing the notice, which order shall be served as provided in Section 5.01(d). Upon failure to comply with any order sustaining or modifying a notice, the license of the park affected by the order shall be revoked.

Section 5.04 Hearing Records; Judicial Review

The proceedings at such a hearing, including the findings and decision of the Building Official, and together with a copy of every notice and order related thereto shall be entered as a matter of public record in the office of the Building Official but the transcript of the proceedings need not be transcribed unless judicial review of the decision is sought as provided by this Section. Any person aggrieved by the decision of the Building Official may seek relief therefrom in any court of competent jurisdiction, as provided by the laws of this State.

Section 5.05 Order Without Notice

Whenever the Building Official finds that an emergency exists which requires immediate action to protect the public health, he may without notice or hearing issue an order reciting the existence of such an emergency and requiring that such action be taken as he 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. Any person to whom such an order is directed shall comply therewith immediately, but upon petition to the Building Official shall be afforded a hearing as soon as possible. The provisions of Section 5.03 and 5.04 shall be applicable to such hearing and the order issued thereafter.

ARTICLE VI

MOBILE HOME SUBDIVISIONS

Section 6.01 Mobile Home Subdivisions

Any development of mobile homes as a mobile home subdivision shall be governed by the provisions of the Zoning and Subdivision Ordinances of the City pertinent thereto.

ARTICLE VII

MOBILE HOME PARKS

Section 7.01 Site Requirements

Any development, redevelopment, alteration, or expansion of a mobile home park in the City shall be done in compliance with the following site requirements:

- A. Location - A mobile home park shall be located only where such use is permissible under the terms and provisions of the Zoning Ordinance.
- B. Site Plan - A site plan, as required by the Zoning Ordinance, shall be filed with the Planning Director of the City, showing the following:
 - 1. The area and dimensions of the tract of land;
 - 2. The number, location and size of all mobile home spaces;
 - 3. The location, width, and specifications of roadways and walkways;
 - 4. The location and specifications of water and sewer lines and riser pipes;
 - 5. The location and details of lighting and electrical systems;
 - 6. The location and specifications of all buildings constructed or to be constructed within the park;
 - 7. Such other information as municipal reviewing officials may reasonably require. Final plans or other documents that will be archived must be submitted in an electronic format specified by the Director of Community Development and Planning ("CDP Director") as a condition to issuance of any type of permit, approval, or other action related to the final plans or documents. The City may provide an electronic conversion service for a fee in the amount set forth by City Council resolution. The CDP Director shall provide a schedule indicating which documents must be provided electronically, at which point during the

approval process, and other information as necessary to implement an electronic archiving program. (Amend Ord 10-016, 1/12/10)

- C. Soil and Ground Cover - Exposed ground surfaces in all parts of every mobile home park shall be paved, covered with stone screenings or other solid material, or protected with a vegetative growth that is capable of preventing soil erosion and of eliminating dust.
- D. Drainage - The ground surface in all parts of a park shall be graded and equipped to drain all surface water in a safe, efficient manner. The adequacy of drainage facilities shall be verified by a competent professional engineer.
- E. Area, Setback and Screening Requirements - The minimum areas, setbacks, spacing and screening shall be as prescribed in the Zoning Ordinance.
- F. Open Space - Open-space recreation areas shall be provided in compliance with the terms of the Zoning Ordinance. Such areas shall be located so as to be free of traffic hazards, easily accessible to all park residents, and centrally located where topography permits.

Section 7.02 Access and Traffic Circulation

All mobile home parks shall provide access and means of motor vehicle and pedestrian traffic circulation as follows:

- A. Access - Motor vehicle entrances and exits shall be designed for safe and convenient traffic movement from adjacent public streets and onto internal streets.
- B. Internal Streets - Internal streets shall be privately owned, built and maintained, and shall be designed for safe and convenient access to all spaces and to facilities for common use of park residents.
 - 1. On all internal streets, roads or driveways designed or intended to provide access to two or more spaces, there shall be twenty (20) feet of pavement width unobstructed for vehicular access at all times.

2. In the event such streets, roads or driveways are intended to be used also for vehicle parking, a parallel parking space shall be deemed to have a minimum width of eight (8) feet, and no such parking space shall occupy or encroach upon the minimum unobstructed access hereinabove prescribed.
 3. Dead-end streets shall be limited in length to 1,000 feet, and shall be provided at the closed end with a turn-around having a radius of not less than thirty-eight (38) feet.
- C. Street Specifications - Internal streets shall be constructed of all weather surfacing to specifications approved by the City Engineer, and shall be maintained free of cracks, holes and other hazards. Roadways shall be lighted at night pursuant to the residential street-lighting policy of the City.
- D. Parking - Vehicular parking shall be provided in compliance with Section 16-200 of the Zoning Ordinance.

Section 7.03 Mobile Home Spaces

The area of the mobile home space shall be improved to provide adequate support for the placement of the mobile home, thereby securing the superstructure against uplift, sliding, rotation and overturning due to frost action, inadequate drainage, vibration or other forces acting on the structure.

Section 7.04 Water Supply

- A. General Requirements - An accessible, adequate, safe and potable supply of water shall be provided in each mobile home park. Where a public supply of water of satisfactory quantity, quality, and pressure is available at the park site or within 100 feet thereof, connection shall be made thereto and its supply used exclusively. When public water supply is not available, a private water supply system may be developed and used after approved by the City Community Services Department and the Health Department of the State. (Amend Ord 06-084, 8/22/06)

B. Source of Supply

1. The water source shall be capable of supplying a minimum of 150 gallons per day per mobile 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. No well-casings, pumping machinery or suction pipes shall be placed in any pit, room or space extending below ground level nor in any room or space above ground which is walled in or otherwise enclosed, unless such rooms, whether above or below ground, have free drainage by gravity to the surface of the ground.
4. The treatment of a private water supply shall be in accordance with applicable state and local 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, to prevent the entrance of contaminating material. Reservoir overflow pipes shall discharge through an acceptable air gap.

D. Water Distribution System

1. The water supply system of the mobile home park shall be connected by pipes to all mobile homes, buildings, and other facilities requiring water.
2. All water piping, fixtures and other equipment shall be constructed and maintained in accordance with state and local regulations and requirements and shall be of a type and in locations approved by the Building Official.
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 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 confined area of the mobile home space at a point where the water connection will approximate a vertical position.
2. Water riser pipes shall extend at least four (4) inches above ground elevation. The pipe shall be at least three-quarter inch. The water outlet shall be capped when a mobile home does not occupy the space.
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.

Section 7.05 Sewage Disposal

- A. General Requirements - An adequate and safe sewerage system shall be provided in all mobile home parks for conveying and disposing of all sewage. Such system shall be designed, constructed and maintained in accordance with state and local laws.

- B. Sewer Lines - All sewer lines shall be located 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 insure a velocity of two feet per second when flowing full. All sewer lines shall be constructed of materials approved by the Building Official, shall be adequately vented, and shall have watertight joints.

C. Individual Sewer Connections

1. Each mobile home stand shall be provided with at least a four inch diameter sewer riser pipe. The

sewer riser pipe shall be so located on each stand that the sewer connection to the mobile home drain outlet will approximate a vertical position.

2. The sewer connection shall have a nominal inside diameter of at least three inches, and the slope of any portion thereof shall be at least one-fourth inch per foot. The sewer connection shall consist of one pipe line 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 smooth.
 4. The sewer riser pipe shall be plugged when a mobile home does not occupy the lot. Surface drainage shall be diverted away from the riser. The rim of the riser pipe shall extend at least four inches above ground elevation.
- D. Sewage Treatment and/or Discharge - Where the sewer lines of the mobile home park are not connected to a public sewer, all proposed sewage disposal facilities shall be approved by the Community Services Department prior to construction except that the use of a septic tank for the disposal of sewage shall not be approved. Effluents from sewage treatment facilities shall not be discharged into any waters of the State except with prior approval of the City Director of Utilities and the appropriate regulatory agency of the State. (Amend Ord 06-084, 8/22/06)

Section 7.06 Electrical Distribution System

- A. General Requirements - Every park shall contain an electrical wiring system consisting of wiring, fixtures, equipment and appurtenances which shall be installed and maintained in accordance with applicable codes and regulations governing such systems.
- B. Power Distribution Lines
1. Main power lines located above ground shall be suspended at least eighteen (18) feet above ground level. There shall be a minimum horizontal clearance of three (3) feet between overhead

wiring and any mobile home, service building or other structure.

2. All direct burial conductors or cable shall be buried at least eighteen (18) inches below the ground surface and shall be insulated and designed for the purpose. Such conductors shall be located not less than one (1) foot radial distance from water, sewer, gas or communication lines.

C. Individual Electrical Connections

1. Each mobile home lot shall be provided with an approved disconnecting device and over-current protective equipment. The minimum service per outlet shall be 120/240 volts AC, 50 amperes.
2. Outlets (Receptacles or pressure connectors) shall be housed in a weatherproof outlet box, and shall be located not more than 25 feet from the over-current protective device in the mobile home. A three-pole, four-wire grounding type shall be used.
3. Receptacles, if provided, shall be in accordance with American Standard Outlet Receptacle C-73.1.
4. Connectors, if not substituted by more than one receptacle, shall be provided where the calculated load of the mobile home is more than 50 amperes.
5. The mobile home shall be connected to the outlet box by an approved type of flexible supply cord with a male attachment plug or with pressure connectors.

- D. Required Grounding - All exposed non-current carrying metal parts of mobile homes and all other equipment shall be grounded by means of an approved grounding conductor with branch circuit conductors or other approved method of grounded metallic wiring. The neutral conductor shall not be used as an equipment ground for mobile homes or other equipment.

Section 7.07 Service Buildings and Other Community Service Facilities

- A. General - The requirements of this Section shall apply to service buildings, recreation buildings and other community service facilities, such as management offices, maintenance and storage areas, and sanitary or laundry facilities.
- B. Required Community Sanitary Facilities - Every park shall be provided with emergency sanitary facilities consisting of not less than one (1) flush toilet and one (1) lavatory per sex for each 100 mobile home lots, or fractional part thereof, which shall be accessible to all mobile homes.
- C. Structural Requirements for Buildings
1. Service buildings shall be protected from damage by ordinary uses and by decay, corrosion, termites and other destructive elements. Exterior portions shall be of moisture and weatherproof materials and construction.
 2. All rooms containing sanitary or laundry facilities shall:
 - a. Have sound resistant walls extending to the ceiling between male and female sanitary facilities. Walls and partitions around showers, bathtubs, lavatories and other plumbing fixtures shall be constructed of dense, nonabsorbent, waterproof material or covered with moisture-resistant material.
 - b. Have at least one window or skylight facing directly to the outdoors. The minimum aggregate gross area of windows for each required room shall be not less than 10 percent of the floor area served by them.
 - c. Have at least one window which can be easily opened or an adequate mechanical ventilation device.
 3. Toilets shall be located in separate compartments equipped with self-closing doors. Shower stalls shall be of the individual type. The rooms shall

be screened to prevent direct view of the interior when the exterior doors are open.

4. Illumination levels shall be maintained as follows:
 - a. General seeing tasks - Five (5) footcandles;
 - b. Laundry room work area - Forty (40) footcandles;
 - c. Toilet room, in front of mirrors - Forty (40) footcandles.
 5. Hot and cold water shall be furnished to every lavatory, sink, bathtub, shower and laundry fixture, and cold water shall be furnished to every toilet and urinal.
- D. Barbecue Pits, Fireplaces, Stoves and Incinerators - Cooking shelters, barbecue pits, fireplaces, woodburning stoves and incinerators shall be so located, constructed, maintained and used so as to minimize fire hazards and smoke nuisance. No open fire shall be permitted except in approved facilities. No open fire shall be left unattended. No fuel shall be used and no material burned which emits dense smoke or objectionable odors.

Section 7.08 Refuse Handling

- A. The storage, collection and disposal of refuse in the mobile home park shall be so conducted as to create no health hazards, rodent harborage, insect breeding areas, accident or fire hazards or air pollution.
- B. All refuse shall be stored in flytight, watertight, rodent-proof containers, which shall be located not more than 300 feet from any space. Containers shall be provided in sufficient number and capacity to properly store all refuse.
- C. Refuse collection stands shall be provided for all refuse containers. Such container stands shall be so designed as to prevent containers from being tipped, to minimize spillage and container deterioration and to facilitate cleaning around them.

- D. All refuse containing garbage shall be collected at least twice weekly. All refuse shall be collected and transported in covered vehicles or covered containers.

Section 7.09 Insect and Rodent Control

- A. Grounds, buildings and structures shall be maintained free of insect and rodent harborage and infestation. Extermination methods and other measures to control insects and rodents shall conform with the requirements of the Community Services Department. (Amend Ord 06-084, 8/22/06)
- B. Parks shall be maintained free of accumulations of debris which may provide rodent harborage or breeding places for flies, mosquitoes and other pests.
- C. The growth of brush, weeds and grass shall be controlled to prevent harborage of noxious insects or other pests. Parks shall be so maintained as to prevent the growth of noxious weeds considered detrimental to health. Open areas shall be maintained free of heavy undergrowth of any description.

Section 7.10 Fuel Supply and Storage

A. Natural Gas System

1. Natural gas piping systems shall be installed and maintained in accordance with applicable codes and regulations governing such systems.
2. Each space provided with piped gas shall have an approved manual shutoff valve installed upstream of the gas outlet. The outlet shall be equipped with an approved cap to prevent accidental discharge of gas when the outlet is not in use.

B. Liquified Petroleum Gas Systems

1. Liquified petroleum gas systems shall be installed and maintained in accordance with applicable codes of the City governing such systems and regulations of the Texas Railroad Commission pertaining thereto.

2. Systems shall be provided with safety devices to relieve excessive pressures and shall be arranged so that the discharge terminates at a safe location.
3. Systems shall have at least one accessible means for shutting off gas. Such means shall be located outside the mobile home and shall be maintained in effective operating condition.
4. All LPG piping outside the mobile homes shall be well supported and protected against mechanical injury. Undiluted liquified petroleum gas in liquid form shall not be conveyed through piping equipment and systems in mobile homes.
5. Liquified petroleum gas containers installed on a space shall be securely but not permanently fastened to prevent accidental overturning. Such containers shall not be less than 12 nor more than 60 U. S. gallons gross capacity.
6. No liquified petroleum gas vessel shall be stored or located inside or beneath any storage cabinet, carport, mobile home, or any other structure, unless such installations are approved by the Building Official.

Section 7.11 Fire Protection

- A. Mobile home parks shall be kept free of litter, rubbish and other flammable materials.
- B. Portable fire extinguishers rated for classes B and C fires shall be kept in service buildings and shall be maintained in good operating condition. Their capacity shall not be less than 5 pounds.
- C. Fire hydrants shall be installed, if the park water supply system is capable to serve them, in accordance with the following requirements:
 1. The water supply system shall permit the operation of a minimum of two-one and one-half inch hose streams.
 2. Each of two nozzles, held four feet above the ground, shall deliver at least 75 gallons of water

per minute at a flowing pressure of at least 30 pounds per square inch at the highest elevation point of the park.

- D. Fire hydrants, if provided, shall be located within 500 feet of any mobile home, service building or other structure in the park, such distance to be measured along the street.

Section 7.12 Miscellaneous Requirements

A. Responsibilities of the Park Management

1. The licensee or his agent shall operate the park in compliance with this and other applicable ordinances 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 licensee or agent shall notify park occupants of all applicable provisions of this Ordinance and inform them of their duties and responsibilities under this Ordinance.
3. The licensee or agent shall supervise the placement of each mobile home on its mobile home stand and the installing of all utility connections.
4. The licensee or agent shall maintain a register of park occupancy which shall contain the following information:
 - a. Name and address of park residents.
 - b. Mobile home registration data, including make, length, width, year of manufacture and identification number.
 - c. Location of each mobile home within the park by space or lot number.
 - d. Dates of arrival and departure.

A new register shall be initiated on January 1st of each year, and the old register may thereafter be retired but shall be retained on the premises

for at least three (3) years following its retirement. Registers shall be available for inspection at all reasonable times by any official of the City of Arlington whose duties may necessitate access to the information contained therein.

(Amend Ord 04-051, 5/25/04)

B. Responsibilities of Park Occupants

1. The park occupant shall comply with all requirements of this Ordinance and shall maintain his mobile home space, 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 mobile home on its mobile home stand and proper installation of all utility connections in accordance with the instructions of the park management.
3. Skirtings, porches, awnings, and other additions, when installed, shall be maintained in good repair. The use of space immediately underneath a mobile home for storage shall be permitted only under the following conditions:
 - a. The storage area shall have a base of impervious material.
 - b. Stored items shall not interfere with the underneath inspection of the mobile home.
 - c. The storage area shall be enclosed by skirting.

ARTICLE VIII

TRAVEL TRAILER PARKS

Section 8.01 Site Requirements

Any development, redevelopment, alteration, or expansion of a travel trailer park in the City shall be done in compliance with the following site requirements.

- A. Location - A travel trailer park shall be located only where such use is permissible under the terms and provisions of the Zoning Ordinance.
- B. Site Plan - A site plan, as required by the Zoning Ordinance, shall be filed with the Planning Director of the City, showing the following:
 - 1. The area and dimensions of the tract of land;
 - 2. The number and location of all travel trailer spaces;
 - 3. The location and dimensions of mobile home spaces in the park, if any;
 - 4. The location and width of roadways and walkways;
 - 5. The location and specifications of water and sewer lines and riser pipes;
 - 6. The location and details of lighting and electrical systems;
 - 7. The location and specifications of all buildings constructed or to be constructed within the park;
 - 8. Such other information as municipal reviewing officials may reasonably require. Final plans or other documents that will be archived must be submitted in an electronic format specified by the Director of Community Development and Planning ("CDP Director") as a condition to issuance of any type of permit, approval, or other action related to the final plans or documents. The City may provide an electronic conversion service for a fee in the amount set forth by City Council resolution. The CDP Director shall provide a

schedule indicating which documents must be provided electronically, at which point during the approval process, and other information as necessary to implement an electronic archiving program. (Amend Ord 10-016, 1/12/10)

- C. Soil and Ground Cover - Exposed ground surfaces in all parts of every travel trailer park shall be paved, covered with stone screenings or other solid material, or protected with a vegetative growth that is capable of preventing soil erosion and of eliminating dust.
- D. Drainage - The ground surface in all parts of a park shall be graded and equipped to drain all surface water in a safe, efficient manner. The adequacy of drainage facilities shall be verified by a competent professional engineer.
- E. Area, Setback and Screening Requirements - The minimum areas, setbacks, spacing and screening shall be as prescribed in the Zoning Ordinance.
- F. Open Space - Recreation areas are encouraged as a part of any travel trailer park. Such areas shall be located so as to be free of traffic hazards, easily accessible to all park residents, and centrally located where topography permits.

Section 8.02 Access and Traffic Circulation

All travel trailer parks shall provide access and means of motor vehicle and pedestrian traffic circulation as follows:

- A. Access - Motor vehicle entrances and exits shall be designed for safe and convenient traffic movement from adjacent public streets and onto internal streets leading to each space. No entrance or exit from a trailer park shall be through a residentially-zoned district, nor require movement of traffic from the park through a residentially-zoned district.
- B. Internal Streets - Internal streets shall be privately owned, built and maintained, and shall be designed for safe and convenient access to all spaces and facilities for common use of park occupants. Where any portions of parks are intended for overnight occupancy only, it is preferred that internal streets be arranged to

accommodate drive-through spaces. Internal streets shall comply with the following minimum requirements:

1. Minor Streets - Streets less than 500 feet in length and serving:
 - a. With drive-through spaces, 50 or less if street is one-way, or 100 or less if two-way; or
 - b. Where it is necessary to back into or out of spaces, 25 spaces or less if street is one-way, or 50 or less if two-way

shall have minimum widths as follows:

One-way, no parking	10 feet
One-way, parking one side only	18 feet
One-way, parking both sides	26 feet
Two-way, no parking	20 feet
Two-way, parking one side only	28 feet
Two-way, parking both sides	36 feet

2. Collector Streets - Streets other than minor streets serving up to 200 spaces, without limitation on length, shall have minimum widths as follows:

One or two-way, no parking	24 feet
One or two-way, parking one side only	29 feet
One or two-way, parking both sides	36 feet

3. Arterial Streets - Streets serving more than 200 spaces, without limitation on length, shall have the same minimum width as collector streets; provided, that sidewalks shall be provided as necessary to eliminate use of arterial roadway surface for pedestrian movement.
4. Dead-end Streets - Dead-end streets shall be limited in length to 1,000 feet, and shall be provided at the closed end with a turn-around having a radius of not less than 38 feet.

- C. Street Specifications - Internal streets shall be constructed of all weather surfacing and shall be maintained free of cracks, holes and other hazards.

- D. Parking - Vehicular parking shall be provided in a park in compliance with Section 16-200 of the Zoning Ordinance.

Section 8.03 Spaces for Occupancy - Uses and Permitted Length of Stay

- A. Spaces in travel trailer parks may be used for mobile homes only within the limitations prescribed in the Zoning Ordinance. Spaces used or intended to be used for mobile homes shall be designated on the site plan, and all facilities serving such spaces shall comply with the area, setback, spacing and parking requirements for mobile homes as contained in the Zoning Ordinance and with the provisions of Article VII of this ordinance. No space not designated as a mobile home space shall be occupied by a mobile home.
- B. Spaces in travel trailer parks may be used by travel trailers, equivalent facilities constructed in or on automobile vehicles, tents, or other short-term housing or shelter arrangements or devices. Spaces shall be rented by the day or week only, and an occupant of any space shall remain in the same travel trailer park not more than thirty (30) days.

Section 8.04 Water Supply

- A. General Requirements - An accessible, adequate, safe and potable supply of water shall be provided in each travel trailer park. Where a public supply of water of satisfactory quantity, quality, and pressure is available at the park site or within 100 feet thereof, connection shall be made thereto and its supply used exclusively. When a public water supply is not available, a private water supply system may be developed and used as approved by the Community Services Department and the Health Department of the State. (Amend Ord 06-084, 8/22/06)
- B. Source of Supply
1. The water supply shall be capable of providing water necessary to meet the ordinary demands of park occupants when the park is occupied at its maximum designed capacity.

2. The treatment of a private water supply shall be in accordance with applicable state and local 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 park shall be connected by pipes to all buildings, water service outlets, and other facilities requiring water.
 2. All water piping, fixtures and other equipment shall be constructed and maintained in accordance with state and local regulations and requirements and shall be of a type and in locations approved by the Building Official.
 3. The system shall be so designed and maintained as to provide a pressure of not less than 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 - Individual water-riser pipes shall extend at least four inches above ground elevation. The pipe shall be at least three-quarter inch. The water outlet shall be capped when not in use. Adequate provision shall be made to protect service lines, valves and riser pipes from freezing.

Section 8.05 Sewage Disposal

- A. General Requirements - An adequate and safe sewerage system shall be provided in all travel trailer parks for conveying and disposing of all sewage. Such system shall be designed, constructed and maintained in accordance with state and local laws.

- B. Sewer Lines - All sewer lines shall be located 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 insure a velocity of two feet per second when flowing full. All sewer lines shall be constructed of materials approved by the Building Official, shall be adequately vented, and shall have watertight joints.
- C. Individual Sewer Connections
1. If individual sewer connections are provided, they shall consist of at least a four-inch diameter sewer riser pipe. The sewer riser pipe shall be so located at each space that the sewer connection to the unit drain outlet will approximate a vertical position.
 2. The sewer connection shall have a nominal inside diameter of at least three inches, and the slope of any portion thereof shall be at least one-fourth inch per foot. The sewer connection shall consist of one pipe line 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 smooth.
 4. The sewer riser pipe shall be plugged when a trailer does not occupy the space. Surface drainage shall be diverted away from the riser. The rim of the riser pipe shall extend at least four inches above ground elevation.
- D. Sewage Treatment and/or Discharge - Where the sewer lines of the park are not connected to a public sewer, all proposed sewage disposal facilities shall be approved by the Community Services Department prior to construction except that the use of a septic tank for the disposal of sewage shall not be approved. Effluents from sewage treatment facilities shall not be discharged into any waters of the State except with prior approval of the City Director of Utilities and the appropriate regulatory agency of the State. (Amend Ord 06-084, 8/22/06)

Section 8.06 Electrical Distribution System

- A. General Requirements - Every park shall contain an electrical wiring system consisting of wiring, fixtures, equipment and appurtenances which shall be installed and maintained in accordance with applicable codes and regulations governing such systems.
- B. Power Distribution Lines
1. Main power lines located above ground shall be suspended at least eighteen (18) feet above ground level. There shall be a minimum horizontal clearance of three (3) feet between overhead wiring and any trailer, service building or other structure.
 2. All direct burial conductors or cable shall be buried at least eighteen (18) inches below the ground surface and shall be insulated and specially designed for the purpose. Such conductors shall be located not less than one foot radial distance from water, sewer, gas or communication lines.
- C. Individual Electrical Connections
1. Where individual electrical connections are provided at trailer spaces, they shall include an approved disconnecting device and over-current protective equipment. The minimum service per outlet shall be 120 volts AC, 50 amperes.
 2. Outlets (receptacles or pressure connectors) shall be housed in a weatherproof outlet box, and shall be located not more than 25 feet from the over-current protective device in the trailer. A three-pole, four-wire grounding type shall be used.
 3. Receptacles, if provided, shall be in accordance with American Standard Outlet Receptacle C-73.1.
 4. Connectors, if not substituted by more than one receptacle, shall be provided where the calculated load of the trailer is more than 50 amperes.

5. The trailer shall be connected to the outlet box by an approved type of flexible supply cord with a male attachment plug or with pressure connectors.
- D. Required Grounding - All exposed non-current carrying metal parts of travel trailers and all other equipment shall be grounded by means of an approved grounding conductor with branch circuit conductors or other approved method of grounded metallic wiring. The neutral conductor shall not be used as an equipment ground for travel trailers or other equipment.

Section 8.07 Service and Auxiliary Buildings

- A. General - The requirements of this Section shall apply to service buildings, recreation buildings and other auxiliary facilities, such as management offices, repair shops and storage area, sanitary and laundry facilities, and commercial uses supplying essential goods or services for the exclusive use of park occupants.
- B. Location and Maintenance - All service buildings shall be convenient to the units which they serve, and shall be maintained in a clean condition.
- C. Construction - All service buildings shall be of permanent construction built in compliance with applicable ordinances of the City.
- D. Sanitary facilities - Every park shall contain one or more service buildings of permanent construction, containing the following minimum sanitary fixtures:

Trailer Spaces	Toilets		Urinals Men	Lavatories		Showers	
	Men	Women		Men	Women	Men	Women
1-15	1	1	1	1	1	1	1
16-45	1	2	1	2	2	1	1
46-100	2	3	2	3	3	2	2

For parks having more than 100 spaces there shall be provided one additional toilet and lavatory for each sex for each 30 spaces; one additional shower for each additional 40 spaces, and one additional men's urinal for each additional 100 spaces. At least one slop sink shall be provided.

- E. Interior Finish - The interior finish of a service building shall be moisture-resistant which will withstand frequent washing and cleaning. The floors shall be constructed of material impervious to water, easily cleanable and sloped to floor drains connected to the sewerage system.
- F. Separation and Marking of Toilet Rooms - Separate men's and women's toilet rooms shall be provided and distinctly marked, and isolated by a sound resistant wall. The rooms shall be screened by means of a vestibule or wall to prevent direct view of the interior when the exterior doors are open.
- G. Water Closets - Water closets shall be located in separate compartments equipped with self-closing doors.
- H. Hot Water Facilities - A continuous supply of hot water shall be available in each service building.
- I. Shower Facilities - Shower facilities shall be provided for both sexes. The shower stalls shall be of the individual type and screened from view. Dressing compartments shall be provided for women which are screened from view and each equipped with a stool or bench. A shower stall of approximately 3 x 3 feet in area is suggested, with the dressing compartment of the same dimensions for women.
- J. Heating Facilities - Service buildings shall be maintained at the temperature required by local authorities. In the absence of such requirements, service buildings shall be maintained at a temperature of at least 70°F during use.
- K. Window Areas and Ventilation - Window areas in service buildings shall be equal to at least 10% of the floor area. Windows shall be located as high as practicable. All rooms of service buildings shall be well ventilated and all exterior openings shall be covered with 16-mesh screen.
- L. Lighting - Service building rooms shall be well lighted at all times. The following illumination levels are suggested:
 - 1. General seeing tasks - 5 footcandles;
 - 2. Laundry room work area - 40 footcandles;

3. Toilet room - in front of mirrors - 40 footcandles.
- M. Eating Places - Park buildings, including restaurants and dining rooms used for the preparation of food and drink, shall be constructed and operated in accordance with the laws and regulations of this State, as well as local requirements, applicable to public places offering food and drink for sale to the public.
- N. Auxiliary Buildings - Auxiliary buildings or other buildings not specifically covered in this ordinance shall be constructed in accordance with local requirements.
- O. Sanitary Stations
1. Sufficient facilities shall be provided at sanitary stations for the sole purpose of removing and disposing of wastes from all holding tanks in a clean, efficient and convenient manner.
 2. Each sanitary station shall consist of a drainage basin constructed of impervious material, containing a disposal hatch and self-closing cover, and related washing facilities. Such units shall be provided on the basis of one for every 100 self-contained units or fractional part thereof.
 3. Sanitary stations shall be located not less than 50 feet from any space. Such facilities shall be screened from other activities by visual barriers such as fences, walls or natural growth.
 4. The disposal hatch of sanitary station units shall be connected to the park sewage disposal system. Related facilities required to wash holding tanks and the general area of the sanitary station shall be connected to the park water supply system.
 5. Sanitary stations shall be approved by the Community Services Department. (Amend Ord 06-084, 8/22/06)

Section 8.08 Barbecue Pits, Fireplaces, Stoves and Incinerators

Cooking shelters, barbecue pits, fireplaces, woodburning stoves and incinerators shall be so located, constructed, maintained and used as to minimize fire hazards and smoke nuisance. No open fire shall be permitted except in approved facilities. No open fire shall be left unattended. No fuel shall be used and no material burned which emits dense smoke or objectionable odors.

Section 8.09 Refuse Handling

- A. The storage collection and disposal of refuse in a travel trailer park shall be so conducted as to create no health hazards, rodent harborage, insect breeding areas, accident or fire hazards or air pollution.
- B. All refuse shall be stored in flytight, watertight, rodent-proof containers, which shall be located at every trailer space. Containers shall be provided in sufficient number and capacity to properly store all refuse.
- C. Refuse collection stands shall be provided for all refuse containers. Such container stands shall be so designed as to prevent containers from being tipped, to minimize spillage and container deterioration and to facilitate cleaning around them.
- D. All refuse containing garbage shall be collected at least twice weekly. All refuse shall be collected and transported in covered vehicles or covered containers.
- E. The licensee or agent shall insure that containers at trailer spaces are emptied regularly and maintained in a usable, sanitary condition.

Section 8.10 Insect and Rodent Control

- A. Ground, buildings and structures shall be maintained free of insect and rodent harborage and infestation. Extermination methods and other measures to control insects and rodents shall conform with the requirements of the Community Services Department. (Amend Ord 06-084, 8/22/06)

- B. Parks shall be maintained free of accumulations of debris which may provide rodent harborage or breeding places for flies, mosquitoes and other pests.

Section 8.11 Fuel Supply and Storage:

A. Natural Gas System

1. Natural gas piping systems shall be installed and maintained in accordance with applicable codes and regulations governing such systems.
2. Each travel trailer space provided with piped gas shall have an approved manual shutoff valve installed upstream of the gas outlet. The outlet shall be equipped with an approved cap to prevent accidental discharge of gas when the outlet is not in use.

- B. Liquified Petroleum Gas Systems - Liquified petroleum gas systems for trailer units shall be maintained in accordance with applicable City codes governing such systems the regulations of the Texas Railroad Commission pertaining thereto.

Section 8.12 Fire Protection

- A. Travel trailer parks shall be kept free of litter, rubbish and other flammable materials.
- B. Portable fire extinguishers rated for classes B and C fires shall be kept in service buildings and at other locations conveniently and readily accessible for use by all occupants and shall be maintained in good operating condition. Their capacity shall not be less than 5 pounds.
- C. Fire hydrants shall be installed, if the park water supply system is capable to serve them, in accordance with the following requirements:
 1. The water supply system shall permit the operation of a minimum of two-one and one-half hose streams.
 2. Each of two nozzles, held four feet above the ground, shall deliver at least 75 gallons of water per minute at a flowing pressure of at least 30

pounds per square inch at the highest elevation point of the park.

- D. Fire hydrants shall be located within 500 feet of any service building or other structure in the park, such distance to be measured along the street.

Section 8.13 Miscellaneous Requirements

A. Responsibilities of the Park Management:

1. The licensee or his agent shall operate the park in compliance with this and other applicable ordinances 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 licensee or agent shall notify park occupants of all applicable provisions of this Ordinance and inform them of their duties and responsibilities under this Ordinance.
3. The licensee or agent shall maintain a register of park occupancy which shall contain the following information:
 - a. Name and address of park occupants.
 - b. Registration of the towing vehicle.
 - c. Dates of arrival and departure.

A new register shall be initiated on January 1st of each year, and the old register may thereafter be retired but shall be retained on the premises for at least three (3) years following its retirement. Registers shall be available for inspection at all reasonable times by any official of the City of Arlington whose duties may necessitate access to the information contained therein.

ARTICLE IX

VIOLATIONS

Section 9.01 Penalty for Violation

Any person who violates any of the provisions of this Chapter shall be guilty of a misdemeanor punishable by a fine not to exceed Five Hundred Dollars and No Cents (\$500.00). Each day that the violation continues shall constitute a separate offense. There shall be no requirement of a culpable mental state for an offense under this Chapter. (Amend Ord 10-016, 1/12/10)

ORDINANCE NO. 04-008

AN ORDINANCE AMENDING THE "**MOBILE HOMES AND TRAVEL TRAILERS**" CHAPTER OF THE CODE OF THE CITY OF ARLINGTON, TEXAS, 1987, THROUGH THE AMENDMENT OF **ARTICLE VII**, MOBILE HOME PARKS, **SECTION 7.04 (A)**, **SECTION 7.05 (D)**, **SECTION 7.09 (A)**, **ARTICLE VIII**, TRAVEL TRAILER PARKS, **SECTION 8.04 (A)**, **SECTION 8.05 (D)**, **SECTION 8.07 (O) (5)**, AND **SECTION 8.10 (A)**, RELATIVE TO UPDATING THE REFERENCES TO THE NEIGHBORHOOD SERVICES DEPARTMENT; PROVIDING FOR A FINE OF UP TO **\$1000** FOR EACH OFFENSE IN VIOLATION OF THE ORDINANCE; PROVIDING THIS ORDINANCE BE CUMULATIVE; PROVIDING FOR SEVERABILITY; PROVIDING FOR GOVERNMENTAL IMMUNITY; PROVIDING FOR INJUNCTIONS; PROVIDING FOR PUBLICATION AND BECOMING EFFECTIVE TEN DAYS AFTER FIRST PUBLICATION

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ARLINGTON, TEXAS:

1.

That the "**Mobile Homes and Travel Trailers**" Chapter of the Code of the City of Arlington, Texas, 1987, is hereby amended through the amendment of **Article VII**, Mobile Home Parks, **Section 7.04**, Water Supply, Subsection (A), so that hereafter said subsection shall be and read as follows:

- A. General Requirements - An accessible, adequate, safe and potable supply of water shall be provided in each mobile home park. Where a public supply of water of satisfactory quantity, quality, and pressure is available at the park site or within 100 feet thereof, connection shall be made thereto and its supply used exclusively. When public water supply is not available, a private water supply system may be developed and used after approved by the City Neighborhood Services Department and the Health Department of the State.

Further, **Article VII**, **Section 7.05**, Sewage Disposal, Subsection (D), is hereby amended so that hereafter said subsection shall be and read as follows:

- D. Sewage Treatment and/or Discharge - Where the sewer lines of the mobile home park are not connected to a public sewer, all proposed sewage disposal facilities shall be approved by the Neighborhood Services

Department prior to construction except that the use of a septic tank for the disposal of sewage shall not be approved. Effluents from sewage treatment facilities shall not be discharged into any waters of the State except with prior approval of the City Director of Utilities and the appropriate regulatory agency of the State.

Further, **Article VII, Section 7.09, Insect and Rodent Control**, Subsection (A), is hereby amended so that hereafter said subsection shall be and read as follows:

- A. Grounds, buildings and structures shall be maintained free of insect and rodent harborage and infestation. Extermination methods and other measures to control insects and rodents shall conform with the requirements of the Neighborhood Services Department.

Further, **Article VIII, Travel Trailer Parks, Section 8.04**, Subsection (A), is hereby amended so that hereafter said subsection shall be and read as follows:

- A. General Requirements - An accessible, adequate, safe and potable supply of water shall be provided in each travel trailer park. Where a public supply of water of satisfactory quantity, quality, and pressure is available at the park site or within 100 feet thereof, connection shall be made thereto and its supply used exclusively. When a public water supply is not available, a private water supply system may be developed and used as approved by the Neighborhood Services Department and the Health Department of the State.

Further, **Article VIII, Section 8.05**, Subsection (D), is hereby amended so that hereafter said subsection shall be and read as follows:

- D. Sewage Treatment and/or Discharge - Where the sewer lines of the park are not connected to a public sewer, all proposed sewage disposal facilities shall be approved by the Neighborhood Services Department prior to construction except that the use of a septic tank for the disposal of sewage shall not be approved. Effluents from sewage treatment facilities shall not be discharged into any waters of the State except with prior approval of the City Director of Utilities and the appropriate regulatory agency of the State.

Further, **Article VIII, Section 8.07**, Subsection (O)(5), is hereby amended so that hereafter said subsection shall be and read as follows:

5. Sanitary stations shall be approved by the Neighborhood Services Department.

Further, **Article VIII, Section 8.10(A)**, is hereby amended so that hereafter said subsection shall be and read as follows:

- A. Ground, buildings and structures shall be maintained free of insect and rodent harborage and infestation. Extermination methods and other measures to control insects and rodents shall conform with the requirements of the Neighborhood Services Department.

2.

Any person, firm, corporation, agent or employee thereof who violates any of the provisions of this ordinance shall be guilty of a misdemeanor and upon conviction thereof shall be fined an amount not to exceed One Thousand and No/100 Dollars (\$1000) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

3.

This ordinance shall be and is hereby declared to be cumulative of all other ordinances of the City of Arlington, and this ordinance shall not operate to repeal or affect any of such other ordinances except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this ordinance, in which event such conflicting provisions, if any, in such other ordinance or ordinances are hereby repealed.

4.

If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be unconstitutional, such holding shall not affect the validity of the remaining portions of this ordinance.

5.

All of the regulations provided in this ordinance are hereby declared to be governmental and for the health, safety and welfare of the general public. Any member of the City Council or any City official or employee charged with

the enforcement of this ordinance, acting for the City of Arlington in the discharge of his/her duties, shall not thereby render himself/herself personally liable; and he/she is hereby relieved from all personal liability for any damage that might accrue to persons or property as a result of any act required or permitted in the discharge of his/her said duties.

6.

Any violation of this ordinance can be enjoined by a suit filed in the name of the City of Arlington in a court of competent jurisdiction, and this remedy shall be in addition to any penal provision in this ordinance or in the Code of the City of Arlington.

7.

The caption and penalty clause of this ordinance shall be published in a newspaper of general circulation in the City of Arlington, in compliance with the provisions of Article VII, Section 15, of the City Charter. Further, this ordinance may be published in pamphlet form and shall be admissible in such form in any court, as provided by law.

8.

This ordinance shall become effective ten days after first publication.

PRESENTED AND GIVEN FIRST READING on the **6th** day of **January, 2004**, at a regular meeting of the City Council of the City of Arlington, Texas; and GIVEN SECOND READING, passed and approved on the **13th** day of **January, 2004**, by a vote of **9** ayes and **0** nays at a regular meeting of the City Council of the City of Arlington, Texas.

ORDINANCE NO. 04-051

AN ORDINANCE AMENDING THE “**MOBILE HOMES AND TRAVEL TRAILERS**” CHAPTER OF THE CODE OF THE CITY OF ARLINGTON, TEXAS, 1987, THROUGH THE AMENDMENT OF **ARTICLE VII**, ENTITLED MOBILE HOME PARKS, AT **SECTION 7.12**, MISCELLANEOUS REQUIREMENTS; BY THE DELETION OF **SUBSECTION (A)(5)**, RELATIVE TO RECORDS CONCERNING MOBILE HOME RESIDENTS; PROVIDING FOR A FINE OF UP TO \$1,000 FOR EACH VIOLATION OF THIS ORDINANCE; PROVIDING THIS ORDINANCE BE CUMULATIVE; PROVIDING FOR SEVERABILITY; PROVIDING FOR GOVERNMENTAL IMMUNITY; PROVIDING FOR INJUNCTIONS; PROVIDING FOR PUBLICATION AND BECOMING EFFECTIVE TEN DAYS AFTER FIRST PUBLICATION

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ARLINGTON, TEXAS:

1.

That the “**Mobile Homes and Travel Trailers**” Chapter of the Code of the City of Arlington, Texas, 1987, is hereby amended through the amendment of Article VII, Mobile Home Parks, by the amendment of **Section 7.12**, by the **deletion** of Subsection (A)(5).

2.

Any person, firm, corporation, agent or employee thereof who violates any of the provisions of this ordinance shall be guilty of a misdemeanor and upon conviction thereof shall be fined an amount not to exceed One Thousand and No/100 Dollars (\$1000) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

3.

This ordinance shall be and is hereby declared to be cumulative of all other ordinances of the City of Arlington, and this ordinance shall not operate to repeal or affect any of such other ordinances except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this ordinance, in which event such conflicting provisions, if any, in such other ordinance or ordinances are hereby repealed.

4.

If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be unconstitutional, such holding shall not affect the validity of the remaining portions of this ordinance.

5.

All of the regulations provided in this ordinance are hereby declared to be governmental and for the health, safety and welfare of the general public. Any member of the City Council or any City official or employee charged with the enforcement of this ordinance, acting for the City of Arlington in the discharge of his/her duties, shall not thereby render himself/herself personally liable; and he/she is hereby relieved from all personal liability for any damage that might accrue to persons or property as a result of any act required or permitted in the discharge of his/her said duties.

6.

Any violation of this ordinance can be enjoined by a suit filed in the name of the City of Arlington in a court of competent jurisdiction, and this remedy shall be in addition to any penal provision in this ordinance or in the Code of the City of Arlington.

7.

The caption and penalty clause of this ordinance shall be published in a newspaper of general circulation in the City of Arlington, in compliance with the provisions of Article VII, Section 15, of the City Charter. Further, this ordinance may be published in pamphlet form and shall be admissible in such form in any court, as provided by law.

8.

This ordinance shall become effective ten (10) days after first publication as described above.

PRESENTED AND GIVEN FIRST READING on the 11th day of May, 2004, at a regular meeting of the City Council of the City of Arlington, Texas; and GIVEN SECOND READING, passed and approved on the 25th day of May, 2004, by a vote of 9 ayes and 0 nays at a regular meeting of the City Council of the City of Arlington, Texas.

Ordinance No. 06-084

An ordinance amending the “Mobile Homes and Travel Trailers” Chapter of the Code of the City of Arlington, Texas, 1987, through the amendment of Article VII, Mobile Home Parks, Section 7.04, Water Supply, Subsection (A); Section 7.05, Sewage Disposal, Subsection (D); Section 7.09, Insect and Rodent Control, Subsection (A); Article VIII, Travel Trailer Parks, Section 8.04, Water Supply, Subsection (A); Section 8.05, Sewage Disposal, Subsection (D); Section 8.07, Service and Auxiliary Buildings, Subsection (O)(5); and Section 8.10, Insect and Rodent Control, Subsection (A), relative to updating the reference to the Community Services Department; providing this ordinance be cumulative; providing for severability; providing for governmental immunity; providing for injunctions; providing for publication and becoming effective ten days after first publication

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ARLINGTON, TEXAS:

1.

That the “Mobile Homes and Travel Trailers” Chapter of the Code of the City of Arlington, Texas, 1987, is hereby amended through the amendment of **Article VII, Mobile Home Parks, Section 7.04, Water Supply, Subsection (A)**, relative to updating the reference to the Community Services Department so that said subsection shall be and read as follows:

- A. General Requirements - An accessible, adequate, safe and potable supply of water shall be provided in each mobile home park. Where a public supply of water of satisfactory quantity, quality, and pressure is available at the park site or within 100 feet thereof, connection shall be made thereto and its supply used exclusively. When public water supply is not available, a private water supply system may be developed and used after approved by the City Community Services Department and the Health Department of the State.

Further, **Article VII** is hereby amended by the amendment of **Section 7.05, Sewage Disposal, Subsection (D)**, relative to updating the reference to the Community Services Department so that said subsection shall be and read as follows:

- D. Sewage Treatment and/or Discharge - Where the sewer lines of the mobile home park are not connected to a public sewer, all proposed sewage disposal facilities shall be approved by the Community Services Department prior to construction except that the use of a septic tank for the disposal of sewage shall not be approved. Effluents from sewage treatment facilities shall not be discharged into any waters of the State except with prior approval of the City Director of Utilities and the appropriate regulatory agency of the State.

Further, **Article VII** is hereby amended by the amendment of **Section 7.09, Insect and Rodent Control, Subsection (A)**, relative to updating the reference to the Community Services Department so that said subsection shall be and read as follows:

- A. Grounds, buildings and structures shall be maintained free of insect and rodent harborage and infestation. Extermination methods and other measures to control insects and rodents shall conform with the requirements of the Community Services Department.

Further, **Article VIII, Travel Trailer Parks**, is hereby amended by the amendment of **Section 8.04, Water Supply, Subsection (A)**, relative to updating the reference to the Community Services Department so that said subsection shall be and read as follows:

- A. General Requirements - An accessible, adequate, safe and potable supply of water shall be provided in each travel trailer park. Where a public supply of water of satisfactory quantity, quality, and pressure is available at the park site or within 100 feet thereof, connection shall be made thereto and its supply used exclusively. When a public water supply is not available, a private water supply system may be developed and used as approved by the Community Services Department and the Health Department of the State.

Further, **Article VIII** is hereby amended by the amendment of **Section 8.05, Sewage Disposal, Subsection (D)**, relative to updating the reference to the Community Services Department so that said subsection shall be and read as follows:

- D. Sewage Treatment and/or Discharge - Where the sewer lines of the park are not connected to a public sewer, all proposed sewage disposal facilities shall be approved by the Community Services Department prior to construction except that the use of a septic tank for the disposal of sewage shall not be approved. Effluents from sewage treatment facilities shall not be discharged into any waters of the State except with prior approval of the City Director of Utilities and the appropriate regulatory agency of the State.

Further, **Article VIII** is hereby amended by the amendment of **Section 8.07, Service and Auxiliary Buildings, Subsection (O)(5)**, relative to updating the reference to the Community Services Department so that said subsection shall be and read as follows:

5. Sanitary stations shall be approved by the Community Services Department.

Further, **Article VIII** is hereby amended by the amendment of **Section 8.10, Insect and Rodent Control, Subsection (A)**, relative to updating the reference to the Community Services Department so that said subsection shall be and read as follows:

- A. Ground, buildings and structures shall be maintained free of insect and rodent harborage and infestation. Extermination methods and other measures to control insects and rodents shall conform with the requirements of the Community Services Department.

2.

This ordinance shall be and is hereby declared to be cumulative of all other ordinances of the City of Arlington, and this ordinance shall not operate to repeal or affect any of such other ordinances except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this ordinance, in which event such conflicting provisions, if any, in such other ordinance or ordinances are hereby repealed.

3.

If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be unconstitutional, such holding shall not affect the validity of the remaining portions of this ordinance.

4.

All of the regulations provided in this ordinance are hereby declared to be governmental and for the health, safety and welfare of the general public. Any member of the City Council or any City official or employee charged with the enforcement of this ordinance, acting for the City of Arlington in the discharge of his/her duties, shall not thereby render himself/herself personally liable; and he/she is hereby relieved from all personal liability for any damage that might accrue to persons or property as a result of any act required or permitted in the discharge of his/her said duties.

5.

Any violation of this ordinance can be enjoined by a suit filed in the name of the City of Arlington in a court of competent jurisdiction, and this remedy shall be in addition to any penal provision in this ordinance or in the Code of the City of Arlington.

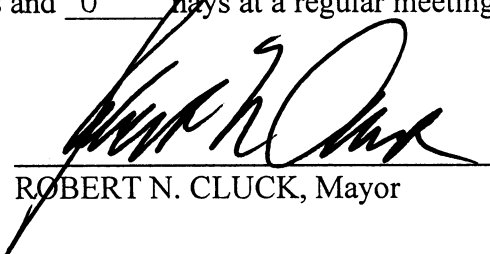
6.

The caption of this ordinance shall be published in a newspaper of general circulation in the City of Arlington, in compliance with the provisions of Article VII, Section 15, of the City Charter. Further, this ordinance may be published in pamphlet form and shall be admissible in such form in any court, as provided by law.

7.

This ordinance shall become effective ten (10) days after first publication as described above.

PRESENTED AND GIVEN FIRST READING on the 8th day of August, 2006, at a regular meeting of the City Council of the City of Arlington, Texas; and GIVEN SECOND READING, passed and approved on the 22nd day of August, 2006, by a vote of 9 ayes and 0 nays at a regular meeting of the City Council of the City of Arlington, Texas.


ROBERT N. CLUCK, Mayor

ATTEST:


BARBARA G. HEPTIG, City Secretary

APPROVED AS TO FORM:
JAY DOEGEY, City Attorney

BY 

Ordinance No. 10-016

An ordinance amending the "Mobile Homes and Travel Trailers" Chapter of the Code of the City of Arlington, Texas, 1987, through the amendment of Article II, Permits, Section 2.02, Application Requirements; Article III, Licenses, Section 3.02, Application for License; Renewal, Subsection (C); Article VII, Mobile Home Parks, Section 7.01, Site Requirements, Subsection (B)(7); and Article VIII, Travel Trailer Parks, Section 8.01, Site Requirements, Subsection (B)(8); relative to a requirement that final plans or other documents that will be archived must be submitted in electronic format; through the amendment of Article IX, Violations, Section 9.01, Penalty for Violation, relative to updated penalty provisions; providing for a fine of up to \$500 for each offense in violation of the ordinance; providing this ordinance be cumulative; providing for severability, governmental immunity, injunctions, publication and an effective date

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ARLINGTON, TEXAS:

1.

That the "Mobile Homes and Travel Trailers" Chapter of the Code of the City of Arlington, Texas, 1987, is hereby amended through the amendment of **Article II, Permits, Section 2.02, Application Requirements**, so that said section shall be and read as follows:

Section 2.02 Application Requirements

- A. All applications for permits shall contain the following:
1. Name and address of applicant.
 2. Location and legal description of the mobile home or travel trailer park.
 3. A site plan, as hereinafter described.
- B. Final plans or other documents that will be archived must be submitted in an electronic format specified by the Director of Community Development and Planning ("CDP Director") as a condition to issuance of any type of permit, approval, or other action related to the final plans or documents. The City may provide an electronic conversion service for a fee in the amount set forth by City Council resolution. The CDP Director shall provide a schedule indicating which

documents must be provided electronically, at which point during the approval process, and other information as necessary to implement an electronic archiving program.

Further, **Article III, Licenses, Section 3.02, Application for License: Renewal**, is hereby amended by the addition of Subsection (C), so that said Subsection (C) shall be and read as follows:

- C. Final plans or other documents that will be archived must be submitted in an electronic format specified by the Director of Community Development and Planning ("CDP Director") as a condition to issuance of any type of permit, approval, or other action related to the final plans or documents. The City may provide an electronic conversion service for a fee in the amount set forth by City Council resolution. The CDP Director shall provide a schedule indicating which documents must be provided electronically, at which point during the approval process, and other information as necessary to implement an electronic archiving program.

Further, **Article VII, Mobile Home Parks**, is hereby amended by the amendment of **Section 7.01, Site Requirements, Subsection (B)(7)**, so that said subsection shall be and read as follows:

7. Such other information as municipal reviewing officials may reasonably require. Final plans or other documents that will be archived must be submitted in an electronic format specified by the Director of Community Development and Planning ("CDP Director") as a condition to issuance of any type of permit, approval, or other action related to the final plans or documents. The City may provide an electronic conversion service for a fee in the amount set forth by City Council resolution. The CDP Director shall provide a schedule indicating which documents must be provided electronically, at which point during the approval process, and other information as necessary to implement an electronic archiving program.

Further, **Article VIII, Travel Trailer Parks**, is hereby amended by the amendment of **Section 8.01, Site Requirements, Subsection (B)(8)**, so that said subsection shall be and read as follows:

8. Such other information as municipal reviewing officials may reasonably require. Final plans or other documents that will be archived must be submitted in an electronic format specified by the Director of Community Development and Planning ("CDP Director") as a condition to issuance of any type of permit, approval, or other action related to the final plans or documents. The City may provide an electronic conversion service for a fee in the amount set forth by City Council resolution. The CDP Director

shall provide a schedule indicating which documents must be provided electronically, at which point during the approval process, and other information as necessary to implement an electronic archiving program.

Further, **Article IX, Violations**, is hereby amended by the amendment of **Section 9.01, Penalty for Violation**, so that said section shall be and read as follows:

Section 9.01 Penalty for Violation

Any person who violates any of the provisions of this Chapter shall be guilty of a misdemeanor punishable by a fine not to exceed Five Hundred Dollars and No Cents (\$500.00). Each day that the violation continues shall constitute a separate offense. There shall be no requirement of a culpable mental state for an offense under this Chapter.

2.

Any person, firm, corporation, agent or employee thereof who violates any of the provisions of this ordinance shall be guilty of a misdemeanor and upon conviction thereof shall be fined an amount not to exceed Five Hundred Dollars and No Cents (\$500.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

3.

This ordinance shall be and is hereby declared to be cumulative of all other ordinances of the City of Arlington, and this ordinance shall not operate to repeal or affect any of such other ordinances except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this ordinance, in which event such conflicting provisions, if any, in such other ordinance or ordinances are hereby repealed.

4.

If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be unconstitutional, such holding shall not affect the validity of the remaining portions of this ordinance.

5.

All of the regulations provided in this ordinance are hereby declared to be governmental and for the health, safety and welfare of the general public. Any member of the City Council or any City official or employee charged with the enforcement of this ordinance, acting for the City of Arlington in the discharge of his/her duties, shall not thereby render himself/herself personally liable; and he/she is hereby relieved from all personal liability for any damage that might accrue to persons or property as a result of any act required or permitted in the discharge of his/her said duties.

6.

Any violation of this ordinance can be enjoined by a suit filed in the name of the City of Arlington in a court of competent jurisdiction, and this remedy shall be in addition to any penal provision in this ordinance or in the Code of the City of Arlington.

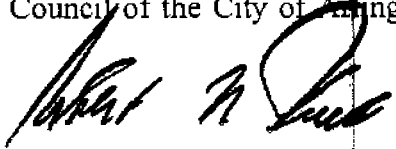
7.

The caption and penalty clause of this ordinance shall be published in a newspaper of general circulation in the City of Arlington, in compliance with the provisions of Article VII, Section 15, of the City Charter. Further, this ordinance may be published in pamphlet form and shall be admissible in such form in any court, as provided by law.

8.

This ordinance shall become effective upon second publication.

PRESENTED AND GIVEN FIRST READING on the 15th day of December, 2009, at a regular meeting of the City Council of the City of Arlington, Texas; and GIVEN SECOND READING, passed and approved on the 12th day of January, 2010, by a vote of 9 ayes and 0 nays at a regular meeting of the City Council of the City of Arlington, Texas.



ROBERT N. CLUCK, Mayor

ATTEST



KAREN BAREAR, City Secretary

APPROVED AS TO FORM:
JAY DOEGEY, City Attorney

BY 