

ORDINANCE O-93-19

AN ORDINANCE OF THE CITY OF ATHENS, TEXAS,
AMENDING MANUFACTURED HOME REGULATIONS
FOUND IN CHAPTER 12, ARTICLE I, SECTIONS 12-2.1 AND
12-2.2 OF THE OF THE CITY OF ATHENS CODE OF
ORDINANCES

WHEREAS, the City of Athens, Texas seeks to regulate and govern the installation and maintenance of all mobile homes and manufactured homes located on individual lots in order to ensure that such structures within the corporate boundaries of the city are safe, sanitary, and fit for occupation and use;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ATHENS, TEXAS:

That the “Special Requirements” for Agriculture zoning districts found in Section 14.5 of the City of Athens Zoning Code is amended as shown below. For clarity, text to be removed is struck through and new text is in italics. All changes are highlighted.

Sec. 12-2.1. - Same—Use limitations, conditions; fees.

- (a) ~~Mobile~~ *Manufactured* homes may be used for residential or office purposes outside mobile home parks, after meeting zoning ordinance requirements, and subject to the following:
- 1) ~~A petition, signed by seventy five (75) per cent of the adjoining property owners within three hundred (300) feet of the location where mobile home is to be situated, stating no objection to the mobile home, is presented to the building inspector upon application for building permit and fees therefor. A Specific Use Permit is approved.~~
 - 2) Wheel mounting and wheels for structure are removed; structure must be placed on concrete foundations with approved anchor to base; or covering shall be placed completely covering space from floor level to ground level around the entire trailer and properly tied down.
 - 3) In all instances ~~mobile homes structures~~ must be properly connected to water and sewer in conformity with pertinent ordinances of the city.
 - 4) All ~~mobile homes structures~~ shall carry and/or display an HUD approved seal.
- (b) ~~In addition to the building permit fee, there shall be an additional fee of twenty-five dollars (\$25.00) paid for research, preparation and furnishing list of necessary property~~

~~owners.~~ *All permit and application fees shall be issued in accordance with the City of Athens fee schedule.*

Sec. 12-2.2. - Same—Removal from, replacement on lots.

- (a) No mobile home *or manufactured home* shall be removed from its premises without a permit from the ~~city secretary~~ *Building Official*. No mobile home *or manufactured home* shall be replaced upon a lot or lots unless a proper permit shall have been issued by the ~~city secretary~~ *Building Official*.
- (b) Once a mobile home *or manufactured home* shall have been removed for a period of ten (10) days or longer, the permission heretofore granted ~~by the city council [pursuant to section 12-2]~~ *at the time of placement shall* lapse; and the procedure for replacement shall be the same as if no mobile home *or manufactured home* had existed in the area.

First reading this the 12th day of August 2019.

PASSED, APPROVED and ADOPTED this the **26th** day of **August, 2019** at a regular meeting of the City Council of the City of Athens, Texas, with the following record vote:

Monte Montgomery, Mayor	Aye
Ed McCain, Councilmember/Mayor Pro Tem	Aye
Aaron Smith, Councilmember	Aye
Toni Clay, Councilmember	Aye
Robert Gross, Councilmember	Aye

5 voted in favor of the motion and
0 voted against the motion.

Motion carried 5-0

Monte Montgomery, Mayor

ATTEST:

Bonnie Hambrick, City Secretary