

**ORDINANCE NO. 2020-05 (R)**

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

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

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

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

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

**Division 1. Manufactured/Mobile Homes**

**Section 1: Definitions**

As used in this section:

Administrator. The City of Ames Mayor or his/her designee.

Governing body. The city council of the City of Ames.

Habitable manufactured home. "Habitable" as applied to manufactured housing is limited to and means that there is no defect, damage, or deterioration to the home which creates a dangerous, unsafe, or unsanitary situation or condition; that the plumbing, heating, and electrical systems are in safe working order; that the walls, floor and roof are free from any substantial openings not designed and are structurally sound; and that all exterior doors and windows are in place.

HUD-Code manufactured home. A structure constructed on or after June 15, 1976, according to the rules of the United States Department of Housing and Urban Development, transportable in one or more sections, which, in the traveling mode, is eight body feet (8.0') or more in width, or forty body feet (40.0') or more in length, or, when erected on site, is three hundred twenty (320.0) or more square feet and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and