

CITY OF HARLINGEN  
MANUFACTURED HOME ORDINANCE  
(MOBILE HOME ORDINANCE)

Amended 04/03/2013



## TABLE OF CONTENTS

SECTION	DESCRIPTION	PAGE
<b>CHAPTER 19—MANUFACTURED HOMES &amp; MANUFACTURED HOME DEVELOPMENTS</b>		
<b>ARTICLE I.</b>	<b>IN GENERAL</b>	
<b>DIVISION 1.</b>	Generally	1
Sec. 19.1	Short Title	1
Sec. 19.2	Authority	1
Sec. 19.3	Scope and Purpose	1
Sec. 19.4	Jurisdiction/ Applicability	2
Sec. 19.5	Conflict with Other Ordinances	2
Sec. 19.6	Consistency with comprehensive Plan and Zoning Ordinance	2
Sec. 19.7	Coordination with Subdivision Regulation	2
Sec. 19.8	Severability Clause	2
Sec. 19.9	Reserved	3
<b>DIVISION 2.</b>	Definitions	
Sec. 19.10	General	3
Sec. 19.11	Definitions	3
<b>ARTICLE II.</b>	<b>PREFABRICATED HOMES</b>	
<b>DIVISION 1.</b>	Generally	
Sec. 19.12	General	11
Sec. 19.13	Classification of Prefabricated Homes	11
Sec. 19.14	Classification of Industrialized Units	11
Sec. 19.15	Location by Classification	11
	A. Applicable Symbols	
	B. Use Schedule	
Sec. 19.16	Prefabricated Home Construction Standards	12
Sec. 19.17-19.19	Reserved	12
<b>DIVISION 2.</b>	Type I Prefabricated Homes—Industrialized Units	
Sec. 19.20	General	12
<b>DIVISION 2.1</b>	Type I, Class-1 Units	
Sec. 19.21	General	14
Sec. 19.22	Intent	14
Sec. 19.23	Limitations	14
Sec. 19.24	Visual Compatibility Standards	14
Sec. 19.25	Industrialized units Construction Standards	14
Sec. 19.26	Permits Required	15
Sec. 19.27-19.29	Reserved	15
<b>DIVISION 2.2</b>	Type I, Class-2 Units	
Sec. 19.30	General	15
Sec. 19.31-19.34	Reserved	15
<b>DIVISION 3.</b>	Type II Prefabricated Homes—Manufactured Home Units	
Sec. 19.35	General	15
Sec. 19.36	Uses Permitted	15
Sec. 19.37-19.39	Reserved	15
<b>DIVISION 4.</b>	Type III Prefabricated Homes—Recreational Vehicle Unit	
Sec. 19.40	General	16
Sec. 19.41-19.44	Reserved	16

ARTICLE III.

PREFABRICATED HOME DEVELOPMENTS

DIVISION 1.		Generally	
Sec.	19.45	General	17
		A. Developments Limited to Tow Types: Compliance Required	
		B. Distinction Between “Park” & “Subdivision”; Applicability	
Sec.	19.46	Classifications of Prefabricated Home Developments	17
Sec.	19.47	Permitted and Permissible Uses and Structures	17
		A. Permitted Principal Uses and Structures	
		B. Permitted Accessory Uses and Structures	
		(1) Portable Buildings	
		(a) Maximum Lot coverage	
		(b) Setback Requirements	
		(c) Restrictions	
		(2) Carports. Attached	
		(a) Setback Requirements	
		C. Permitted Commercial and Service Facilities	
Sec.	19.48	Non-conforming Use and Structures	19
		A. Non-conforming Status	
		(1) Prior Existence	
		(2) Prior Conformance	
		B. Continuance of Status; Change of Use	
		C. Destruction of Non-Conforming Structure; Reconstruction	
Sec.	19.49	Special Provisions	20
		A. Map and Plat Requirements	
		B. Public Hearings	
		C. Appeals – Variances/Exceptions	
		(3) Zoning Requirements	
		(4) Subdivision Requirements	
		D. Guarantee of Performance	
Sec.	19.50	Planned Development District	20
Sec.	19.51	Fire Prevention	21
		A. General	
		B. Fire Hydrants	
		C. Fire Zones	
Sec.	19.52	Buffering/Screening Requirements	21
Sec.	19.53-19.54	Reserved	21
DIVISION 2.		Class A Manufactured Developments	
Sec.	19.55	Park/Subdivision Requirements	21
		A. Land Area	
		B. Area Designation	
Sec.	19.56	Lot Requirements	22
		A. Spacing	
		(1) Intent	
		(2) Minimum Lot Requirements	
		B. Setback Requirements	
		(1) Front Yard Setback	
		(2) Rear Yard Setback	
		(3) Side Yard Setback	
		(a) Standard Lot	
		(b) Corner Lot	
		C. Height Requirements	
Sec.	19.57	Parking Requirements	23
		A. Off-street parking: Driveway Requirements	

		C. On-Street parking	
		D. Common Area Parking	
		E. Visitor Parking	
Sec.	19.58	Street Standards and Specifications	23
		A. General	
		B. Entrance/Exit Street	
		C. Internal Streets	
		(1) Access	
		(2) Dimensions	
		(a) Local Streets	
		(b) Collector Streets	
		(c) Major Streets	
		(d) Miscellaneous Streets	
		(d.a) Dead-end Streets	
		(d.b) Cul-de-sacs	
		(d.c) Alleys	
		(3) Designation	
		(4) Street Light Requirements	
		(5) Street Names and House Numbers	
		(a) Manufactured Home Park	
		(b) Manufactured Subdivision	
		(6) Curb and Gutters	
		D. Drainage	
		E. Easements	
Sec.	19.59	Service Facilities	26
		A. General	
		B. Sanitary Sewer & Fresh Water Installation	
		C. Garbage and Trash Collection	
Sec.	19.60	Miscellaneous Requirements	26
		A. Responsibilities of Park Management	
		(1) Registration of Park Occupants	
		(2) Utility Line Map	
		B. Responsibilities of Park Residents	
		(1) Compliance	
		(2) Anchor Requirements	
Sec.	19.61-1964	Reserved	27
Division 3.		Class B Recreational Vehicle Developments	
Sec.	19.65	Park/Subdivision Requirements	27
		A. Land Area	
		B. Area Designation	
Sec.	19.66	Lot Requirements	27
		A. Lot Area	
		B. Set back Requirements	
Sec.	19.67	Parking Requirements	28
		A. Off-Street Parking: Driveway Requirements	
		B. On-Street Parking	
		C. Common-Area Parking	
		D. Parking Spaces	
Sec.	19.68	Street Standards and Specifications	28
		A. General	
		B. Entrance/Exit Streets	
		C. Internal Streets	
		(1) Access	
		(2) Dimensions	

		(a) Local Streets	
		(b) Collector Streets	
		(c) Major Streets	
		(d) Miscellaneous Streets	
		(3) Designation	
		(4) Easements	
Sec.	19.69	Service Facilities	30
		A. General	
		B. Sanitary Sewer & Fresh Water Installation	
		C. Garbage and Trash Collection	
		D. Service Building Required	
		(1) Dependent-Trailer Park	
		(2) Self-contained-Trailer Park	
Sec.	19.70-1979	Reserved	31
ARTICLE	IV.	ADMINISTRATION	
Sec.	19.81	Authority of the City	31
ARTICLE	V.	ENFORCEMENT	
Sec.	19.81	Compliance	31
ARTICLE	VI.	SIMULTANEOUS REPEAL	
SEC.	19.82	Enactment/Repeal	31
ARTICLE	VII.	EFFECTIVE DATE: PUBLICATION	

Chapter 19

MANUFACTURED HOMES AND MANUFACTURED HOME DEVELOPMENTS

- ART. I. IN GENERAL
  - Div. 1. Generally
  - Div. 2. Definitions
- Art. II. PREFABRICATED HOMES
  - Div. 1. Generally
  - Div. 2. Type I prefabricated Homes—Industrialized Units
    - Div. 2.1. Type 1. Class-1 Industrialized Units
    - Div. 2.2. Type I, Class-2 Industrialized Units
  - Div. 3. Type II Prefabricated Homes—Manufactured Home Units
  - Div. 4. Type III Prefabricated Homes—Recreational Vehicle Units
- ART. III. PREFABRICATED HOME DEVELOPMENTS
  - Div. 1. Generally
  - Div. 2. Class A Manufactured Home Developments
  - Div. 3. Class B Recreational Vehicle Developments
- ART. IV. ADMINISTRATION
- ART. V. ENFORCEMENT
- ART. VI. SIMULTANEOUS REPEAL
- ART. VII. EFFECTIVE DATE: PUBLICATION

ARTICLE I. IN GENERAL

DIVISION 1. GENERALLY

Sec. 19.1 Short Title

This ordinance shall be known and may be cited as the “City of Harlingen Manufactured Home Ordinance.

Sec. 19.2 Authority

This ordinance is adopted under the authority of the Constitution and laws of the State of Texas, including Chapters 231. Acts of the 40<sup>th</sup> Legislature. Regular Session, 1927, as heretofore or hereafter amended (compiled as Article 974a. V.T. C.S.). AND THE PROVISIONS OF Section 4 of the Municipal Annexation Act as heretofore or hereafter amended (compiled as Article 970a. V.T.C.S.). This ordinance is adopted pursuant to the provisions of Article V. Section 3 of the Charter of the City of Harlingen.

Sec. 19.3 Scope and Purpose

The scope of this ordinance shall be to govern the establishment and operation of all prefabricated home.

Developments, as well as the location, standards, uses, classifications, and other requirements of all prefabricated housing (as herein defined) within the corporate limits and extraterritorial jurisdiction (as defined in Article 970A, Revised Civil Statutes of Texas) of the City of Harlingen.

The purpose of this ordinance is to provide for the orderly, safe and healthful development of the area within the City and within the area surrounding the City and to promote the health, safety, morals and general welfare of the community.

Sec. 19.4 Jurisdiction/applicability

Any prefabricated home now existing and being located and situated upon any parcel of land within the City shall immediately, upon being moved, become subject to the terms and conditions of this ordinance. No other prefabricated home shall be placed on such lot, park, plat of parcel of real property unless the terms and conditions of this ordinance relating to prefabricated homes are fully complied with. In any event, if applicable, the provisions of this ordinance relating to non-conforming uses shall apply.

Sec. 19.5 Conflict with Other Ordinances

Whenever the applicable standards and specifications in this ordinance conflict with those contained in another ordinance, the most stringent or restrictive provision shall govern, unless otherwise expressly provided.

Sec. 19.6 Consistency with Comprehensive Plan and Zoning Ordinance

It is the intent of the City of Harlingen that this ordinance shall be consistent with the City's Comprehensive Plan, Zoning Ordinance, Subdivision Ordinance and any supplemental land use and community development policies that may be adopted or amended by the City commission. No prefabricated home, except those construed to be Recreational Vehicle, as herein defined, shall be placed in a prefabricated home development unless a permit is issued by the Chief Building Official or his authorized agent. No Industrialized Unit, as herein defined and classified, shall be placed in a Single Family Residential Zone or otherwise allowable zone until and unless a permit is issued by the Chief Building Official, as provided in Section 19.26 of this ordinance.

Sec. 19.7 Coordination with Subdivision Regulation

It is the intent of this ordinance that the provisions contained herein shall be carried out simultaneously with the review of the City's Subdivision Ordinance.

Sec. 19.8 Severability Clause

Should any portion or part of this ordinance be held for any reason invalid or unenforceable, the same shall not be construed to affect any other valid portion hereof, but all valid portions hereof shall remain in full force and effect.

Sec. 19.09 Reserved

## DIVISION 2. DEFINITIONS

Sec. 19.10 General

For the purposes of this ordinance the following terms, phrases, words, and their derivations shall have the following meanings ascribed to them in this section. When inconsistent with the context, words used in the present tense include the future: words used in the plural include the singular. The word “shall” is always mandatory while the word “may” is merely discretionary. Those words not expressly prescribed herein are to be construed in accordance with customary usage in municipal planning and engineering practices, in particular, as defined in applicable codes.

Sec. 19.11 definitions

1. **ABUTTING:** Lying adjacent—whether contiguous or not—along a common border.
2. **ACCEPTABLE SIMILARITY:** Visual compatibility in outside appearance of a structure with those structures that prevail in the district where located. Such appearance to be acceptable, and to the discretion, of the City’s Chief Building Official.
3. **ACCESSORY:** Subordinate to and incidental to the primary use of the premises.
4. **ALLEY:** A minor public right-of-way, not intended to provide the primary means of access to abutting lots, which is used primarily for vehicular service access, and other secondary uses, to the back or sides of properties.
5. **ANCHOR:** Any device which is attached to the manufactured home. Properly installed and designed, to resist horizontal and vertical forces imposed on the manufactured home as a result of wind loading.
6. **AREA OF LOT:** See “Lot Area”
7. **CHIEF BUILDING OFFICIAL:** The legally designated building inspection authority of the City of Harlingen, Texas, or his duly authorized representative.
8. **CITY (“THE CITY”):** The City of Harlingen Texas.

9. CITY COMMISSION: The governing body of the City of Harlingen, Texas.
10. COLLECTOR STREETS: See “Streets”
11. COMPREHENSIVE PLAN: The most current plan or collection of plans promulgated by the City Commission or administration, including, but not limited to the arterial street plans or combination thereof.
12. CUL-DE SACS: See “Streets”
13. DEAD END STREETS: See “Streets”
14. DEPENDENT TRAILER: See “recreational Vehicle”
15. DEVELOPMENT: A generic term referring to both “Parks” and “Subdivisions”.
16. DRIVEWAY: A minor entrance way—curb—cut—off the common access route within a development, into an off—street parking space serving one prefabricated home lot. The term ‘driveway’ shall be construed to also include the parking space itself.
17. EASEMENT: A vested or acquired right to use land, other than as a tenant, for a specific purpose; such right being held by someone other than the owner who holds title to the land.
18. ENTRANCE STREETS: See “Streets”
19. FIELD OFFICES: Relates to permitted temporary use of manufactured homes on construction sites for management headquarters.
20. FRONT YARD SETBACK: See “Setbacks”
21. HEIGHT: The vertical distance of a building measured from the average established grade at the street line or from the average natural front yard ground level, whichever is higher, to: (1) the highest point of the roof’s surface; or, (2) the deck line of mansard roofs; or, (3) the mean height level between eaves and ridge for hip and gable roofs; and, in any event, excluding chimneys, cooling towers, elevator bulkheads, penthouses, tanks, water towers, radio towers, ornamental cupolas, domes or spires, and parapet walls not exceeding ten (10) feet in height. If the street grade has not been officially established, the average front yard grade shall be used for a base level.
22. INTERNAL STREETS: See “Streets”

23. LOT: The land occupied or to be occupied by a building and its accessory structures, and including such open spaces as required under this ordinance, and having its principal frontage upon a public or private street.
24. LOT AREA (LOT SIZE): the area of the lot shall be the net area of the lot and shall not include portions of the streets and alleys.
25. LOT LINE: A line bounding the lot as shown on the accepted plot plan.
26. LOT DEPTH: The mean horizontal distance between the front and rear lot lines.
27. LOT WIDTH: The width of a lot at the front building line from side yard lot line to side yard lot line.
28. MAJOR STREET: See "Street"
29. MANUFACTURED HOME (UNITS, DWELLINGS, HOUSING, STRUCTURES): Shall mean a HUD-code manufactured home or a mobile home and shall collectively refer to both ". (Also refer to the Zoning Ordinance which refers to Manufactured Homes as Mobile Homes.)
30. MOBILE HOME: Shall mean a structure that was constructed before June 15, 1976, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width or 40 body feet or more in length, or, when erected on site, is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems.  
  
The following shall not be included in this definition:  
A. Travel Trailer, Park-Up Coaches, Motor Homes, Camping Trailers, or other forms of Recreational Vehicles: and,  
B. Industrialized Housing which is designed to be set on a permanent foundation, and which meets or exceeds the Construction standard as set forth by Standard Building Code and all other applicable construction codes as accepted by the City Commission for on-site built structures.
31. MOBILE HOME PARK: Shall mean a unified arrangement of two (2) or more manufactured home spaces/lots on a tract of land owner by an individual or single business entity for the purposes of renting or leasing spaces where manufactured homes occupied for dwelling or sleeping purpose are, or are to be, located, such accommodations being of a non-transient nature.

32. **MOBILE HOME SUBDIVISION:** Shall mean a subdivision designed and intended for sales of lots for residential occupancy by manufactured homes.
33. **INDUSTRIALIZED HOME (UNIT, DWELLING, HOUSING, STRUCTURE):** Shall mean a dwelling that is constructed in one or more modules at a location other than the homesite, or is constructed utilizing one or more industrialized components, and which is designed to be used as permanent residence or structure when the industrialized components or modules are transported to the homesite and are joined together, or are erected, and installed on permanent foundation system. The term includes the plumbing, heating, electrical, and air conditioning systems.

Industrialized units shall be further designated as either of the following two types:

- A. Class 1: An industrialized unit which meets or exceeds the prescribed standards for on-site built structures, and other requirements as herein provided.
- B. Class 2: An industrialized unit which fails to meet or exceeds the prescribed standards for on-site built structures and other requirements as herein provided.
34. **NON-CONFORMING USE:** A building, structure or use of land lawfully occupied at the time of the effective date of this ordinance or amendments thereto, and which does not conform to the use regulations of the district in which it is situated, but allowed under Section 19.48 of this ordinance.
35. **OWNER (LICENSEE, OPERATOR, AGENT):** Any individual, association, firm corporation, or other business entity, or agent thereof, holding legal title and possession to a development.
36. **OWNER-SUBDIVIDER:** Generic term collectively referring to owner and/or subdivider.
37. **PARKING AREA:** A parking lot providing multiple off-street parking spaces for common use.
38. **PARKING SPACE, OFF-STREET:** A space—on a parking lot or on an individual lot—sufficient in size to store a vehicle, but in any event, not less than nine (9) feet wide and twenty (20) feet long. On a Parking Lot, such space shall be so arranged as to permit ingress and egress of the vehicle at all times without moving any other vehicle. On an individual lot, such space may be arranged so as to allow for tandem parking; however, the space shall be connected to a public street or alley by a driveway no less than ten (10) feet wide.

39. **PORTABLE BUILDING:** An accessory structure that does not have a concrete slab, or does not have a perimeter beam with footings, and is readily portable, is not habitable, and was built at some location other than at the lot where it is to be located.
40. **REAR YAR:** See “Yard”
41. **REAR YARD SETBACK:** See “Setback”
42. **RECREATIONAL VEHICLE:** Shall mean any vehicle or similar portable structure, which, in the traveling mode is eight (8) body feet in width or less and forty (40) body feet in length or less, designed to be used as a transient dwelling to be used for travel, recreation and vacation purposes.

The following shall be considered a recreational vehicle (R.V.):

- A. **TRAVEL TRAILER:** A vehicular, portable structure built on a chassis and with wheels, but not self-propelled.
- B. **PICK-UP COACH:** A portable structure built without wheels and designed to be mounted on a truck chassis.
- C. **MOTOR HOME:** A vehicular, portable structure constructed as an integral part of a self-propelled vehicle.
- D. **CAMPING TRAILER (TENT TRAILER, CANVASS TOP):** Shall be construed to be a travel trailer.
- E. **CONVERTED BUS:** Shall be construed to be a motor home.
- F. **TRAILER HOUSE (PARK-MODEL R.V.):** Shall be construed to be a travel trailer.

Recreational Vehicles shall further be designated as either of the following types:

- A. **DEPENDENT TRAILER:** A recreational vehicle which is dependent upon a service building for toilet and lavatory facilities.
  - B. **SELF-CONTAINED TRAILER:** A recreational vehicle which can operate independent of connections to sewer, water and electrical systems. It contains a water-flushed toilet, lavatory, shower and kitchen sink, all of which are connected to water storage and sewage holding tanks located within the recreational vehicle.
43. **RECREATIONAL VEHICLE PARK:** Shall mean a unified arrangement of two(2) or more recreational vehicles spaces/lots on a tract of land owned by an individual or single business entity for the purposes of renting or leasing spaces/lots where recreational vehicles occupied for dwelling or sleeping purpose are, or are to be, located, such accommodations beings of a transient nature.
  44. **RECREATIONAL VEHICLE SUBDIVISION:** Shall mean a subdivision designed and intended for the sale of lots for residential occupancy by recreational vehicles.

45. **RIGHT-OF-WAY:** The area, ether public or private, over which the right of passage exists.
46. **SECTIONAL HOME:** A structure made of two (2) or more modules transported to the building site, put on a foundation, and joined to make a single structure.
47. **SERVICE BUILDING:** A building housing toilet, lavatory and such other facilities as may be required by this ordinance.
48. **SETBACK:** The line within a property defining the minimum horizontal distance between a building and the adjacent street right-of-way line.
- A. **FRONT YARD SETBACK:** The required spacing distance measured horizontally between the front lot line and the front yard as herein defined.
- B. **REAR YARD SETBACK:** The required spacing distance measured horizontally between the rear lot line and the rear yard as herein defined.
- C. **SIDE YARD SETBACK:** The required spacing distance measured horizontally between the side lot line and the side yard as herein defined.
49. **STREET:** A public or private right-of-way, however designated, which provides vehicular access, and provides a common access route, to adjacent land.
- A. **COLLECTOR STREET:** A street which carries vehicular traffic from the interior of a neighborhood or development to adjoining major streets. Their primary role is land access but with a higher level of traffic movement.
- B. **CUL-DE-SAC:** A street having but one outlet—other than an alley or easement—to another street, and terminated on the opposite end by a vehicular turnaround.
- C. **DEAD-END:** A street, other than a cul-de-sac, with only one outlet, other than an alley or easement.
- D. **ENTRANCE STREET:** A collector street which serves as the principal entrance and/or exit to a development.
- E. **INTERNAL STREETS:** Refer, in a collective sense, to those streets which are the development's own interior street system, whether or not any of the streets are dedicated to the City.
- F. **LOCAL STREET:** A minor street used primarily for vehicular access to abutting properties.
- G. **MAJOR STREET:** A street which provides direct access between various sectors of the City and connects residential areas with commercial and industrial land uses. Since traffic movement is their key function, land access from major streets may be legitimately restricted.

50. **SUBDIVIDER:** Any person or any agent thereof, dividing or proposing to divide land so as to constitute a subdivision as the term is herein defined. In any even, the term “Subdivider” shall be restricted to include only the owner, equitable owner or authorized agent/operator of such owner or equitable owner.
51. **SUBDIVISION:** A division of any tract of land situated within the corporate limits of the city or within the extraterritorial jurisdiction, or within the five-mile limit of control referred to in TEX. REV. CIV. STAT. ANN., Art. 974A, as amended, into one or more parts for the purpose of laying out suburban lots or building lots, or any lots and streets, alleys or parts or other portions intended for public use or the use of purchasers or owners of lots fronting thereon or adjacent thereto. “Subdivision” includes re-subdivision, but it does not include the division of land for agricultural purposes in parcels of tracts of five acres or more and not involving any new street, alley, or easement of access.
52. **TRAVEL TRAILER:** See “Recreational Vehicle”
53. **VISUAL COMPATIBILITY:** See “Acceptable Similarity”.
54. **YARD:** An open space, other than a court, on a lot in which a building is situated and which is not obstructed from a point thirty (30) inches above the general ground level of the graded lot to the sky, except as provided for roof overhang and similar special architectural features.
- A. **FRONT YARD:** An open, unoccupied space on a lot facing a street, other than an alley, extending across the front of the lot between the side lot lines and from the min building to the front lot or street line and the main building as specified for the district in which it is located.
- B. **REAR YARD:** An open, unoccupied space—except for across the rear of a lot from one side lot line to the other side lot line and having a depth between the building and rear lot line as specified in the district in which the lot in situated.
- C. **SIDE YAR:** An open, unoccupied space or spaces—except for accessory structures as herein permitted—on one or two sides of a main building and on the same lot with the building, situated between the building and a side line of the lot and extending through from the front lot line to the rear lot line.
55. **HUD-CODE MANUFACTURED HOME:** Shall mean a structure constructed on or after June 15, 1976, according to the rules of the United States Department of Housing and Urban Development, Transportable in one or more sections, which in

The traveling mode, is eight body feet or more in width or 40 body feet or more in length, or when erected on site, is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems.

56. **PREFABRICATED HOMES (UNITS, DWELLINGS, HOUSING, STRUCTURES):** Shall mean industrialized housing, manufactured housing, or recreational vehicle units, and shall collectively refer to all three.”

ARTICLE II. PREFABRICATED HOMES

DIVISION 1. GENERALLY

Sec. 19.12 General

For the purposes of this ordinance, a Prefabricated Home shall mean an Industrialized home, a manufactured home, or a recreational vehicle and shall collectively refer to all three.

Sec. 19.13 Classification of Prefabricated Homes

For the purposes of these regulations, prefabricated homes shall be divided into the following typology:

- Type I. Prefabricated Homes—Industrialized Units
- Type II. Prefabricated Homes—Manufactured Home Units
- Type III. Prefabricated Homes—Recreational Vehicles Units

Sec. 19.14 Classification of Industrialized Units

Industrialized Units, as defined herein, shall be further classified and designated, subject to the conditions and standards provided herein, as either of the following only two classes:

- Type I. Industrialized Units—Class-1 Units
- Type II. Industrialized Units—Class-2 Units

Sec. 19.15 Location by Classification

A. Applicable Symbols

ABBREVIATED DESIGNATION	FULL ZONING DISTRICT DESIGNATION
N	Not Designated
R-1	Residential, Single Family
MF	Residential, Multi-Family
MH	Residential, Manufactured Home
PD	Planned Development District
O	Offices-Professional and Business Administration
NS	Neighborhood Services
GR	General Retail
LI	Light Industry
HI	Heavy Industry

LEGEND

(x) Designates use permitted in district indicated.

- ( ) Designates use prohibited in district indicated.
- (S) Indicates use may be approved as specific use permit
- (\*) Indicates R.V. may be kept in these districts for storage only

B. Use Schedule

Prefabricated Homes, as classified, may be located in any of the following designated zoning districts as set forth in CHART 1 below: however, a building site must first be created as set out in Section 17 of the City’s Zoning Ordinance.

CHART 1

ZONING DISTRICTS

PREFABRICATED HOME TYPE	ZONING DISTRICTS									
	N	R-1	MF	MH	PD	O	NS	GR	LI	HI
I. Industrialized Units, Class-1	X	X	X	X	X	X	X	X	X	X
I. Industrialized Units, Class-2				X	X					
II. Manufactured Home Units				X	X					
III. Recreational Vehicle Units		*	*	X	X	*	*	*	X	X

Sec. 19.16 Prefabricated Home Construction Standards

All Prefabricated homes, except those designated as Type I, Class-1, Shall be constructed to meet or exceed the minimum standards set for their particular classification as established by Texas Department of Labor and Standards, as well as other applicable provisions of this Code and Ordinances of the City.

Sec. 19.17-19.19 Reserved

DIVISION 2. TYPE I PREFABRICATED HOMES—INDUSTRIALIZED UNITS

Sec. 19.20 General

For the purposes of this ordinance a Industrialized Unit shall be construed to be a factory-fabricated transportable building designed to be used by itself or to be incorporated with similar

Units at a building site into a industrialized structure. An Industrialized Unit shall include, but not be limited to, double-wide manufactured Homes and other types of sectional homes, as herein defined.

## DIVISION 2.1 TYPE I, CLASS-1 UNITS

### Sec. 19.21 General

A Industrialized Home, upon being approved as a Type I Class-1 Unit, shall, for the purposes of this ordinance, cease to be a manufactured home, but rather defined according—and subject—to the current adopted building code provisions and regulations for on-site built structures.

### Sec. 19.22 Intent

It is the intent of these regulations to encourage the provision of low-to-moderate income housing in any zone by permitting the use of Type I, Class-1 Industrialized Units, as defined and designated herein, provided that requirements and procedures set forth herein are met.

### Sec. 19.23 Limitations

Industrialized Homes to be approved as Type I, Class-1, either individually or by specific model, shall be permitted in those districts in which similar occupancy is permitted, subject to districts in which similar occupancy is permitted, subject to requirements and limitations applying generally to such use in the district, including, but not limited to, minimum lot size, yard, and building spacing dimensions, percentage of lot that may be covered by buildings, and off-street parking requirements which shall comply with City's Zoning Ordinance and subject to the following additional limitations:

### Sec. 19.24 Visual Compatibility Standards

No Type I industrialized unit shall be approved as a Class-1 Unit unless it shall first meet or exceed the minimum architectural standards relating to such specifications as minimum width of body frame, minimum roof pitch, eaves to ridges, roofing materials, or exterior finish, and other features as determined and specified by the City Building Code. All Type I – Class 1 unit shall be of acceptable similarity in appearance with structures that have been constructed or may reasonable be expected to be constructed in the particular neighborhood where the structure will be located.

### Sec. 19.25 Industrialized Units Construction Standards

No Industrialized Unit shall be approved as Class-1 unless it shall first meet or exceed the construction standards as set forth by the Standard Building Code and all other applicable construction codes as adopted by the City Commission for on—site built structures in the district to which it is to be allowed.

Sec. 19.26 Permits Required

Permit requirements, procedures, fees, and other applicable provisions shall be in accordance with the Standard Building Code and other City Codes relating to Permits.

Sec. 19.27 - 19.29 Reserved

DIVISION 2.2 TYPE I. CLASS-2 UNITS

Sec. 19.30 General

Any industrialized unit not approved as Class-1 shall automatically be designated as a Class-2 Unit and shall be subject to all regulations within the various provisions of this code and ordinances of the City pertaining to Manufactured Homes in general.

Sec. 19.31 - 19.34 Reserved

DIVISION 3. TYPE II PREFABRICATED HOMES—MANUFACTURED HOME UNITS

Sec. 19.35 General

For the purposes of this ordinance, a Manufactured Home shall be construed to remain a Manufactured Home, subject to all regulations applying thereto, whether or not wheels, axles, hitch, or other appurtenances of mobility are removed and regardless of the nature of the foundation provided: in any event, a Manufactured home shall not be construed to be a travel trailer or other form of recreational vehicle, nor shall it be construed to be a portable building as herein defined.

Sec. 19.36 Used Permitted

Manufactured Homes used as temporary field offices during construction or other worksite projects shall be permitted, subject to the limitations and restrictions of the City's Zoning Ordinance relating to temporary field offices in general.

Manufactured Homes displayed for sales, lease, or rent on manufactured home sales lots and manufactured home manufacturing plants shall be permitted.

Sec. 19.37 – 19.39 Reserved



## ARTICLE III. PREFABRICATED HOME DEVELOPMENTS

### DIVISION 1. GENERALLY

#### Sec. 19.45 General

##### A. Developments Limited to Two Types: Compliance Required

Prefabricated Home Developments of only two (2) types, as herein after classified, may be established and operated in the City, each of such types being in accordance and compliance with the provision set forth in this article.

##### B. Distinction Between “Park” and “Subdivision”: Applicability

For the purposes of applicability within this ordinance, there shall be only a limited distinction between a “Park” and a “Subdivision” or “Development”, provisions shall apply to both, and where reference is made to either and only “park” or “subdivision”, provisions shall apply specifically to the one referenced.

#### 19.46 Classification of Prefabricated Home Developments

For the purposes of these regulations, Prefabricated Home Developments are divided into two classifications as follows:

Class A Developments: Manufactured Home Parks/subdivisions

Class B Developments: Recreational Vehicle Parks/Subdivisions

#### Sec. 19.47 Permitted and Permissible Uses and Structures

##### A. Permitted Principal Uses and Structures

The following principal uses and structures, and those not otherwise expressly prohibited in this or any other City Ordinance or Code. Are hereby permitted within any Prefabricated Home Development:

- (1) Parks, playgrounds, community center, and noncommercial recreational facilities such as golf courses, shuffleboard courts, swimming pools, and tennis courts.
- (2) Structures and uses required for operation of a public utility, performance of a governmental function, or performance of any function necessary for the construction, operation, or maintenance of prefabricated home developments, unless otherwise requiring specific use permit as provided by this or any other City Ordinance or Code.

## B. Permitted Accessory Uses and Structures

Uses and structures that are customarily accessory and clearly incidental to permitted principal uses and structures shall be permitted with a building permit except for those requiring specific approval or special use permit. A recreational vehicle located on a residential, mobile home ("MH") zoned lot for a minimum of three (3) months shall be considered as the principal use of the lot. In any event, accessory buildings, structures and other attachments shall be subject to applicable city codes regulating such uses.

Additionally, the following accessory buildings and structures shall be permitted on a prefabricated home development subject to compliance with the provisions herein and in accordance with the City's Subdivision Ordinance:

- (1) Portable Buildings:
  - (a) Maximum Lot Coverage: One hundred and twenty (12) square feet.
  - (b) Setback Requirements: Shall be in accordance with Zoning Ordinance and with restrictions set forth below.
  - (c) Restriction: No more than one portable building, regardless of size shall be allowed on a lot of a Prefabricated Home Development unless a special use permit that shall comply with the City's Zoning Ordinance is issued.

The side yard requirements for portable buildings shall be three (3) feet, or ten (10) feet if on a corner lot, if the use is accessory and shall always be located in the area defined as the rear yard or the side yard, but not beyond the front setback line. It is hereby expressly provided that the provisions of the City's Zoning Ordinance limiting the location to only the rear yard shall not apply.

- (2) Carports, Attached:
  - (a) Setback Requirements:
    - (a.a.) Side Yard: Five (5) feet from lot line: on corner lot, ten (10) feet from lot line.
    - (a.b.) Front Yard: Ten (10) feet from lot line.
    - (a.c.) Rear Yard: Ten (10) feet from lot line.

## C. Permitted Commercial and Service Facilities

The facilities permissible in designated service area, if any, in any Prefabricated Home Development shall be limited to such facilities as are permitted under the use restriction applicable to the zoning district in which such Prefabricated Home Development shall be established and operated, and the following additional facilities not prohibited by some other provision of this Code or Ordinance of the City: washateria, retail food and drugstore, snack bar and private club wherein alcoholic beverages may be sold and

consumed provided that membership in such private club be restricted to residents of the Prefabricated Home Development. In any event, in a Prefabricated Home Development so located that such facilities are not conveniently available in the neighboring area and containing at least One Hundred (100) lots, commercial and service establishments intended to serve only person within the Development, designed, improved, and located to protect the character of the community and the surrounding neighborhood and occupying in total, including related parking areas, not more than five (5) percent of the area of the Development, may be permitted by issuance of a Specific Use Permit as provided by the City's Zoning Ordinance.

#### Sec. 19.48 Non-conforming Uses and Structures

- A. A non-conforming status shall exist under the following provisions of this ordinance:
- (1) When a use, structure or development which does not conform to the regulations prescribed in the district in which such use, structure, or development is located was in existence and lawfully operating prior to September 18, 1985 and has been operating since without discontinuance.
  - (2) when on the effective date of this ordinance, the use, structure or development was in existence and lawfully located, constructed and operating in accordance with the provisions of the prior Manufactured Home Ordinance or which was a non-conforming use thereunder, and which use, structure, or development does not conform to the regulations herein prescribed.
- B. Any non-conforming use of land or structures may be continued for definite periods of time subject to such regulation as the Board of Adjustments may require for immediate preservation of the adjoining property prior to the ultimate removal of the non-conforming use. The Building Official may grant a change of occupancy from one non-conforming use to another, providing the use is the same, or higher, or more restrictive classification as the original non-conforming use. In the event a non-conforming use of a building may be changed to another non-conforming use of more restrictive classification, it shall not later be changed to a less restrictive classification of use and the prior less restrictive classification shall be considered to have been abandoned.
- C. If a structure occupied by a non-conforming use is destroyed by fire, the elements or other cause, it may not be rebuilt except to conform to the provisions of this ordinance. In case of partial destruction of a non-conforming use not exceeding seventy-five percent (75%) of its reasonable value, reconstruction will be permitted but the size or function of the non-conforming use cannot be expanded.

Sec. 19.49 Special Provisions

A. Map and Plat Requirements

Each owner-subdivider of a proposed Prefabricated Home Development shall have prepared, by a registered public surveyor, a map and plat of the proposed facility setting forth thereon all of the requirements prescribed in this article, and including restrictive clauses, where necessary, providing for enforcement thereof by the City and/or the owner or any resident of such facility, such enforcement to be by means of injunction or mandamus from a court of appropriate jurisdiction. Such park/subdivision plat shall be presented to the Planning and Zoning Commission of the City for its consideration and approval or disapproval by the Commission of the City under the terms of this article and the Zoning Ordinance of the City.

B. Public Hearings:

The consideration and passing thereon by the Planning and Zoning Commission and City Commission are subject to a public hearing thereon by each of such commissions as provided for in the Subdivision Ordinance of the City.

C. Appeals—Variances/Exceptions

(1) Zoning Requirements:

Those appeals relating to regulations and standards of the City's Zoning Ordinance or land use provisions of this Ordinance shall be in accordance with Section 16 of The City's Zoning Ordinance.

(2) Subdivision Requirements:

Those appeals dealing with variances from the requirements of the Subdivision Ordinance, or from such applicable provisions within the Ordinance which relate to Subdivision control, shall be in accordance with Section 26-5 of the City's Subdivision Ordinance.

D. Guarantee of Performance

Provisions from Guarantee of Performance shall be in accordance with City's Subdivision Ordinance.

Sec. 19.50 Planned Development District

Provisions and guidelines for the creation and design of a Planned Development District (PD) shall be in accordance with the City's Zoning Ordinance, Subdivision Ordinance, and applicable provisions herein.

Sec. 19.51 Fire Prevention

A. General

All Manufactured Home Developments shall be subject to the rules and regulations of the City of Harlingen Fire Prevention Code and all other applicable codes and ordinances.

B. Fire Hydrants

In all Manufactured Home Developments, standard fire hydrants shall be installed by the subdivider—owner as part of the water distribution system per specification of the Fire Chief of the City. Such fire hydrants shall be installed so that every Manufactured Home or Recreational Vehicle Unit will be within a five hundred (500) feet radius from a fire hydrant.

C. Fire Zones

Designated fire zones which provide emergency vehicle access and accommodation shall be required in accordance with the City's Fire Department vehicle access provisions.

Sec. 19.52 Buffering/Screening Requirements

All Prefabricated Home Developments that locate abutting industrial or commercial uses shall provide a screening of masonry or wood fences no less than six (6) feet in height, along the property boundary line separating the development and such abutting non-residential uses. That the developer and/or lot or space owner shall be responsible for maintaining such screening fence.

Sec. 19.53 - 1954 Reserved

DIVISION 2. CLASS A MANUFACTURED HOME DEVELOPMENTS

Sec. 19.55 Park/subdivision Requirement

A. Land Area

A Class A Manufactured Home Park/Subdivision shall be not less than five (5) acres in total land area, such total land area to be of such a shape as to be conducive to the reasonable use thereof for Manufactured Home purposes as provided for in this division, such shape to be subject to the approval of the City Commission.

B. Area Designation

The entire area of Class A Manufactured Home Developments, exclusive of driveways, alleys (if any), utility and drainage easements, and recreational and servicing areas (if any), shall be and are herewith restricted to the use of single family residence occupancy of each manufactured home lot.

Sec. 19.56 Lot Requirements

A. Spacing

(1) Intent:

Yards and other open spaces required herein in relation to dwellings in Manufactured Home Parks/Subdivisions are intended to perform a variety of function. Among there are assuring—as appropriate to and required by the dwellings as designed, located , and constructed—adequate privacy, usable outdoor living space, desirable outlook, natural light and ventilation, access to and around dwellings and other buildings for reducing potential adverse affects of noise, odor, glare, or hazards of fire.

It is intended in these regulations to relate provisions in performance of these functions allowing maximum flexibility in detailed site planning and use so long as performance requirements and related standards are met.

(2) Minimum Lot Requirements:

The entire area of a Class A Manufactured Home Park/Subdivision, exclusive of public or private streets, alleys, utility and drainage easements, and recreational and servicing areas (if any), shall be subdivided and platted into single Manufactured Home lots, each of which shall not be less than two thousand four hundred (2,400) square feet in total lot area and each of which shall have a minimum lot total lot area and each of which shall have a minimum lot width of forty (40) feet and a minimum lot depth of sixty (60) feet. Except that in corner lots, the lot shall not be less than two thousand seven hundred (2,700) square feet in total lot area and shall have a minimum lot width of forty—five (45) feet.

B. Setback Requirements

Class A Manufactured Home Park/Subdivision setback requirements shall be as follows:

- (1) Front Yard Setback: Ten (10) feet from front lot line
- (2) Rear (Back) Yard Setback: Ten (10) feet from rear lot line
- (3) Side Yard Setback:
  - (a) Standard Lot: Five (5) feet from side lot line

(b) Corner Lot: Ten (10) Feet from side street lot line

C. Height Requirements

No manufactured Home including any accessory structure or attachments or any other building which exceeds three (3) stories shall be located, erected, or altered within any designated lot of a Class A Manufactured Home Park/Subdivision without prior public hearing and approval by the Board of Adjustment as provided by the City's Zoning Ordinance.

Sec. 19.57 Parking Requirements

A. Off-street Parking: Driveway Requirement

Each Manufactured Home lot of a Class A Manufactured Home Park/Subdivision shall be designed with a driveway to provide off-street parking for a minimum of two vehicles. Such driveway may be designed so as to allow for tandem parking.

B. On-street Parking

On-street parking will be permitted on Class A Manufactured Home Development if street pavement width, from back of curb to back of curb, meets or exceeds thirty-seven (37) feet : in any case, on-street parking may be prohibited by City Commission is such parking is deemed to cause unwarranted maneuvering on travel lanes of streets of otherwise interferes with normal movement of traffic.

C. Common Area Parking

Parking accommodation requirements for common/recreational areas (if any) within a Class A Manufactured Home Development shall be one (1) parking space for every twelve (12) persons to be normally accommodated in the common-use facility.

D. Parking Spaces

All parking spaces within a Class A Manufactured Home Development shall be paved with asphalt or concrete.

E. Visitor Parking

Where street pavement width, from back of curb to back of curb, is less than thirty-seven (37), visitor parking shall be provided in a common, centrally-accessible location which shall be provided in a common, centrally-accessible location which shall provided one-fourth (1/4) parking space for each lot in the Manufactured Home Development.

Sec. 19.58 Street Standards and Specifications

A. General

All streets, either public or private, shall be constructed in accordance with the city of Harlingen Standard Paving Specifications. All street layouts shall be in accordance with the Harlingen Subdivision Ordinance.

B. Entrance/Exit Streets

Entrance streets to any Class A Manufactured Home Park/Subdivision shall have direct access to a public street and shall be designed to allow free movement of traffic on such adjacent public streets. No parking shall be permitted on the entrance street for a distance of one hundred (100) feet from its point of beginning.

C. Internal Streets

(1) Access:

All Internal streets shall be built and maintained and designed for safe and convenient access to all spaces/lots and to facilities for common use of park residents. They shall be constructed of materials and in the method prescribed by the City of Harlingen. Internal streets shall be kept open and free of obstructions in order that emergency vehicles may have access to any areas of the park.

(2) Dimensions:

(a) Local street:

Minimum right-of way shall be fifty (50) feet and minimum pavement width shall be thirty-seven (37) feet with curb and gutter; In PD District, minimum right-of-way may be thirty (30) feet with adequate utility easements or alleys and minimum pavement width shall be thirty (30) feet.

(b) Collector Street:

Minimum right-of-way shall be sixty (60) feet and minimum pavement width shall be forty-two (42) feet with curb and gutter.

(c) Major Street:

Minimum right-of-way shall be eighty (80) feet and minimum pavement width shall be forty-eight (48) feet with curb and gutter.

(d) Miscellaneous Streets:

(d.a) Dead-end Street:

Dead-end streets shall be prohibited except as short stubs not to exceed two hundred (200) Feet in length to permit future expansion.

(d.b) Cul-de-sacs:

Cul-de-sacs shall not exceed three Hundred (300) feet in length and shall have paved turnaround of not less than eighty (80) feet in diameter.

- (d.c) Alleys:  
Alleys, if any shall be paved in accordance with City of Harlingen Standards and shall be a minimum of (20) feet in width.

- (3) Designation:  
All streets designated as private streets shall remain private unless dedicated to – and accepted by—the City at the time of original completion. Only those private streets having been properly maintained and in acceptable condition may be dedicated to—and accepted by—the City at any time after original date of completion.
- (4) Street Light Requirements:  
  
Street lights shall be installed by the subdivider/owner at all street intersections within the park/subdivision, in accordance with City of Harlingen standards. Where a block exceeds nine hundred (900) feet in length, a street light shall be installed at mid block.
- (5) Street Names and House Numbers:
  - (a) Manufactured Home Park:  
Within each Class A Manufactured Home Park, all streets shall be named and manufactured home lots numbered by the park owner. The street name signs shall be of a color similar to those on Public streets. All street name signs and lot numbers shall be of such size and placement as to be visible day or night in order to facilitate location by emergency vehicles. In general, such signs shall be of a type approved by the City, and shall be installed in accordance with City standards.
  - (b) Manufactured Home Subdivision:  
All lots within a Manufactured Home Subdivision shall be numbered by the Chief Building Official. Street naming shall be in accordance with the City’s Subdivision Ordinance.
- (6) Curb and Gutters:  
Curb and gutters shall be required as per the provisions of this ordinance and the specifications shall be in accordance with the City’s Standard Paving Specifications.

D. Drainage

Drainage requirements shall be in accordance with Subdivision Ordinance.

E. Easements

Utility easement requirements and specifications shall be in accordance with Subdivision Ordinance.

Sec. 19.59 Service Facilities

A. General

All service facilities of a Class A Manufactured Home Park/subdivision relating to sanitation, garbage disposal, general utilities, laundry facilities, water and the like, shall be in accordance with the City of Harlingen Subdivision Ordinance, as well as all other Ordinances, rules and regulations applicable thereto.

B. Sanitary Sewer & Fresh Water Installation

Sanitary sewer and fresh water facilities shall be and are herewith required to be installed by the owner—subdivider to each Manufactured Home lot in a Class A Manufactured Home Development and shall be in accordance with the City's Subdivision Ordinance and the Water and Sewer Extension Policy.

C. Garbage and Trash Collection

In fulfilling garbage and trash collection and disposal within a Class A Manufactured Home Park, the owner/subdivider and/or operator thereof shall arrange, provide, and be responsible for, the accumulation and deposition of the garbage and trash of such Manufactured Home facility at a point within the outer boundaries of the Class A Manufactured Home Park, such point of points to be within the service area, if any, of such Manufactured Home facility. The City shall have access to such garbage or trash collection points for the pick and ultimate disposal of such garbage and trash.

Sec. 19.60 Miscellaneous Requirements

A. Responsibilities of Park Management

(1) Registration of Park Occupants:

The owner, licensee, or agent of a Class A Manufactured Home Park shall maintain on the premises a current and updated register of Park occupancy which shall contain the following information: (a) Name and address of park resident; (b) Manufactured Home registration data, including make, width and length; and (c) Location of each manufactured home within park by space of space or lot number or street address.

(2) Utility Line Map:

A Map showing the location, size and depth of all utility, gas or other lines shall be maintained on the premises for inspection and other purposes.

B. Responsibilities of Park Residents

(1) Compliance:

The park occupant shall comply with all applicable requirements of this chapter and shall maintain his manufactured home and its facilities and equipment in good repair and in a clean and sanitary condition.

(2) Anchor Requirements:

It shall be the responsibility of the park occupant to anchor his manufactured home in accordance with state law.

Sec. 19.61 - 19.64 Reserved

DIVISION 3. CLASS B RECREATIONAL VEHICLE DEVELOPMENTS

Sec. 19.65 Park/Subdivision Requirements

A. Land Area

A Class B Recreational Vehicle Park/Subdivision shall be not less than five (5) acres in total land area, such total land area to be of such a shape as to be conducive to the reasonable use thereof for recreational vehicle purposes as provided for in this division, such shape to be subject to the approval of the City Commission, as herein provided for.

B. Area Designation

The entire area of class B Recreational Vehicle Developments, exclusive of driveway, alleys (if any), utility and drainage easements, and recreational and servicing areas (if any), shall be and are herewith restricted to the use of single family residence occupancy of each manufactured home lot.

Sec. 19.66 Lot Requirements

A. Lot Area

There shall be a minimum lot size of nine hundred (900) square feet: however, in any case, lot size should be of such dimensions as to comply with provisions for clearance between recreational vehicles as set forth below.

B. Setback Requirements

There shall be no designated front, side and rear yard setback footage requirements for a Class B Recreational Vehicle Development: however, with respect to the occupancy and use of each single recreational vehicle space, each Class B Recreational Vehicle Park/Subdivision plat shall, thereon set forth, as an enforceable use restriction, a uniform plan of required location of recreational vehicle structures (and permissible appurtenances thereto) to provide for a clearance between all recreational vehicles of ten (10) feet on the sides and ten (10) feet on the front and rear.

Sec. 19.67 Parking Requirements

A. Off-street Parking: Driveway Requirements

Each recreational vehicle lot of a Class B Development shall be designed with a driveway to provide off-street parking for a minimum of one vehicle.

B. On-street Parking

On-street parking shall be permitted in accordance with the provisions regulating Class A Developments.

C. Common-Area Parking

Parking accommodation requirements for common/recreational areas within a Class B Development shall be one (1) parking space for every twelve (12) persons to be normally accommodated in the common-use facility.

D. Parking Spaces

All Parking spaces within a Recreational Vehicle Development shall be paved with asphalt or concrete.

Sec. 19.68 Street Standards and Specifications

A. General

All Class B Development lots shall be provided with safe and convenient vehicular access from abutting public streets and the same shall be installed and designed in accordance with the City of Harlingen Standard Paving Specifications.

B. Entrance/Exit Streets

Access to Class B Developments shall be designed to minimize congestion and hazards of the entrance and exits and to allow free movement of traffic on adjacent streets. No parking shall be allowed on entrance street for a distance of one hundred (100) feet from its point of beginning.

C. Internal Streets

(1) Access:

Internal streets shall be provided in all Class B Parks/Subdivisions which shall be constructed in the method prescribed by the City. Internal streets shall be kept open and free of obstructions in order that emergency vehicles may have access to any areas of the park.

(2) Dimensions:

(a) Local Streets:

Minimum pavement width shall be twenty-two (22) feet: however, curb and gutter shall not be required. Valley gutter shall be required.

(b) Collector Street:

Minimum pavement width shall be twenty-seven (27) feet: however, curb and gutter shall not be required. Valley gutter shall be required.

(c) Major Street:

Minimum pavement width shall be forty-two (42) feet. Curb and gutter shall be required.

(d) Miscellaneous Streets:

Requirements, specifications, and restrictions for all miscellaneous streets, such as Dead-end streets, Alleys, and Cul-de-sacs shall be in accordance with the provisions regulating such streets for Class A Developments within this ordinance.

(3) Designation:

All streets shall be private, except major streets may be dedicated to the City, if accepted.

(4) Street Light Requirements:

Street lights shall be installed by the owner/subdivider at all street intersections within a Class B Development in accordance with City of Harlingen Standards. Additionally, if a block, exceeds nine hundred (900) feet in length, a street light shall be installed at mid-block.

D. Drainage

Drainage requirements shall be in accordance with the City's Subdivision Ordinance.

E. Easements

Utility easement requirements and specifications shall be in accordance with the City's Subdivision Ordinance.

Sec. 19.69 Service Facilities

A. General

All service facilities of a Class B Recreational Vehicle Development relating to sanitation, garbage disposal, general utilities, laundry facilities, water supply and distribution, and the like, shall be in accordance with the City of Harlingen Subdivision Ordinance, as well as other ordinances, rules, and regulations of the City applicable thereto.

B. Sanitary Sewer & Fresh Water Installation

Sanitary sewer and fresh water facilities shall be and are herewith required to be installed by the owner/subdivider to each Recreational Vehicle lot in a Class B Recreational Vehicle Development and shall be in accordance with the City's Subdivision Ordinance and the Water and Sewer Extension Policy.

C. Garbage and Trash Collection

Garbage and trash collection requirements shall be in accordance with the provisions set forth under Article III, Division 2 of this ordinance and all other applicable City codes.

D. Service Building Required

- (1) Central Service Buildings containing the necessary toilet and other plumbing fixtures as specified in Chart 2 shall be provided in Recreational Vehicle Developments which provide lots for dependent trailers. Service Buildings shall be conveniently located within a radius of approximately three hundred (300) feet to the lots to be served.

CHART 2

No. of Lots*	Toilets		Urinals	Lavatories		Showers		Other FIXTURES
	MEN	WOMEN	MEN	MEN	WOMEN	MEN	WOMEN	
1-15	1	1	1	1	1	1	1	1 SERVICE
16-30	1	2	1	2	2	1	1	Sink with
31-45	2	2	1	3	3	1	1	a flushin
46-60	2	3	2	3	3	2	2	rim
61-80	3	4	2	4	4	2	2	
80-100	3	4	2	4	4	3	3	

For Developments having more than one hundred (100) recreational vehicle lots there shall be provided: One (1) additional toilet and lavatory for each sex per each additional thirty (30) recreational vehicle lots: One (1) additional shower for each sex per each additional forty (40) recreational vehicle hundred (100) recreational vehicle lots: and one (1) additional men's urinal per each additional one hundred (100) recreational vehicle lots.

\*Spaces/lots for dependent trailers.

- (2) Where a Recreational Vehicle Development is designed for and exclusively limited to use by self-contained trailers, only the following minimum emergency sanitary facilities shall be required: for each one hundred (100) trailer lots or fractional part thereof, there shall be one flush toilet and one lavatory for each sex.

Sec. 19.70 - 19.79 Reserved

#### ARTICLE IV. ADMINISTRATION

Sec. 19.80 Authority of the City

The City of Harlingen is hereby authorized to promulgate, or to have promulgated, and to file for public record and use, rules, regulations, standards and specifications for the construction, installation, design, location and arrangement of streets, curbs, street lights, signs, alleys, utility easements, sidewalks, water supply and water distribution systems, fire hydrants, sewage disposal systems, septic tanks, water wells, monuments, criteria for drainage easement requirements, drainage facilities and crosswalk ways, but all such rules, regulation, standards and specifications shall be subject to the approval of the Planning and Zoning Commission. The City of Harlingen may amend the same from time to time, provided that an amendment must be appropriately approved by the City Commission. No such rules, regulations, standards and specifications shall conflict with this chapter or any other ordinance of the City. All such improvements shall be constructed, installed, designed, located and arranged by the park owner or operator in accordance with such rules, regulations, standards and specifications.

#### ARTICLE V. ENFORCEMENT

Sec. 19.81 Compliance

It shall be unlawful for any person to establish, maintain and operate a prefabricated home development or a prefabricated home in the city unless the same be in accordance and compliance with this chapter, the zoning ordinances of the City and all other ordinances of the City, or unless the provisions for non-conforming uses, structures or developments are applicable. Any and each violation of any of the required provisions of this code in the establishment, maintenance and operation of a prefabricated home development or prefabricated home of whatever type as classified herein shall each constitute a separate offense and, upon conviction

thereof, shall be punishable as provided in Section 1-6 of the Code of Ordinance of the City. The Enforcement of the provisions of the Code in the Construction, maintenance and operation of a prefabricated home development or any type of prefabricated home, may, at the election of the City be by injunction and/or mandamus issued by a court or appropriate jurisdiction.

#### ARTICLE VI. SIMULTANEOUS REPEAL

##### Sec. 19.82 Enactment/Repeal

Simultaneous with the effective date and time of this Ordinance, after final enactment thereof, and publication thereof as required by law, the existing Manufactured Home Ordinance of the City of Harlingen together with all amendments thereto, is, shall be an is herewith fully and finally repealed: whereby all of the provisions of this Ordinance shall be effective immediately and simultaneously with the repeal of such prior immediately and simultaneously with the repeal of such prior Manufactured Home Ordinance and Amendments thereto.

#### ARTICLE VII. EFFECTIVE DATE: PUBLICATION

This ordinance shall become effective \_\_\_\_\_