

7. Single-family or duplex industrialized housing shall comply with all local permit and license requirements that are applicable to other single-family or duplex dwellings.
8. Single-family or duplex industrialized housing shall have a value equal to or greater than the median taxable value for each single-family dwelling located within 500 feet of the lot on which the industrialized housing is proposed to be located, as determined by the most recent certified tax appraisal roll for each county in which the properties are located.
9. Single-family or duplex industrialized housing shall have exterior siding, roofing, roof pitch, foundation fascia, and fenestration compatible with the single-family dwellings located within 500 feet of the lot on which the industrialized housing is proposed to be located.
10. Single-family or duplex industrialized housing shall comply with city aesthetic standard, building setbacks, side and rear yard setbacks, subdivision control, architectural landscaping, square footage, and all other site requirements applicable to single-family or duplex dwellings.
11. Single-family or duplex industrialized housing shall be securely fixed to a permanent foundation.
12. As used in this Section "value" shall mean the taxable value of the industrialized housing and the lot after installation of the housing."

Section 4. Penalty.

Any person who violates or causes, allows, or permits another to violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine of not more than Five Hundred Dollars (\$500.00) or, in the case of a violation of a provision of this Ordinance that governs fire safety, zoning, or public health and sanitation, including dumping of refuse, a fine of not more than Two Thousand Dollars (\$2,000.00). Each occurrence of any such violation of this Ordinance shall constitute a separate offense. Each day on which any such violation of this Ordinance occurs shall constitute a separate offense.

Section 5. Severability.

In the event any clause, phrase, provision, sentence or part of this Ordinance or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or

provision hereof other than the part declared to be invalid or unconstitutional; and the city council of the City of Kenefick, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 6. Repeal.

which is to be placed on the manufactured home park lot, whichever is greater. No surface provided for a purpose other than the foundation of a manufactured home shall be considered a part of such manufactured home pad.

- (d) Double street frontage of manufactured home lot shall be prohibited.
- (e) Drainage. The ground surface in all parts of every manufactured home shall be graded and equipped to drain all surface water in a safe and efficient manner so as not to permit water to stand or become stagnant.

10. Water supply.

- (a) All approved water supply for domestic use and fire protection purposes shall be supplied to meet the requirements of the development and the applicable laws, codes, and ordinances of the city. Certification of compliance from the city shall be required prior to the issuance of any certificate of occupancy for any manufactured home.
- (b) All plumbing improvements to any manufactured home lot shall be made in accordance with applicable ordinances of the city.

11. Sewage disposal:

- (a) Waste from all toilets, lavatories, sinks, and showers shall be discharged into a public sewer system approved by the city or into a private system that meets county and state requirements for private sewer systems. Certification of compliance from the city shall be required prior to the issuance of any certificate of occupancy for any manufactured home.
- (b) All plumbing improvements to any manufactured home lot shall be made in accordance with applicable ordinances of the city.

Each manufactured home lot shall have a sewer riser pipe of at least four (4) inches which shall be capped when not in use.

12. Electrical distribution system. The electrical distribution system shall comply with applicable electrical codes and other applicable laws of the state.
13. Refuse and garbage. Solid waste shall be stored in a flyproof, waterproof container, and shall be emptied regularly and maintained in a usable, sanitary condition and the collection and disposal of such refuse and garbage shall be so conducted as to create no health hazard.
14. The owner of a manufactured home that occupies a lot in the city may remove the manufactured home from its location and place another manufactured home on the same property, provided that the replacement is a newer manufactured home and is at least seventy (70) percent as large in living space as the prior manufactured home, but such living space shall not be less than 15400 square feet, unless the prior manufactured home was less than 1,400 square feet in which case the replacement shall be the same size as the prior manufactured home. The owner that takes such action shall comply with all regulations of this Section.
15. The owner of a manufactured home may replace such home if destroyed by fire or natural disaster. The owner that takes such action shall comply with all regulations of this Section. In cases other than a fire or natural disaster the city hereby restricts the ability of the owner to replace the manufactured home to a single replacement.
16. The city does not require a permit, fee, bond, or insurance for the transportation and installation of a manufactured home by a licensed retailer or installer.

C. Industrialized buildings and housing regulations.

1. The city hereby regulates the on-site construction or installation of industrialized buildings and housing.
2. The city shall require and review, for compliance with mandatory building codes, a complete set of designs, plans, and specifications bearing the Texas Industrialized Building Code Council's stamp of approval for each installation of industrialized buildings or housing in the city.
3. The city shall require that all applicable local permits and licenses be obtained before construction or installation begins on a site within the city meant for industrialized buildings and housing⁴. The city shall require that all modules or modular components bear an approved decal or insignia indicating inspection by the Texas Department of Licensing and Regulation.

5. The city shall inspect the installation of industrialized buildings and housing to ensure compliance with all adopted building codes and all rules adopted by the Texas Commission of Licensing and Regulation. Before occupancy of any industrialized building or housing, the city may require a final inspection to ensure compliance with this Subsection. The city shall not allow occupancy of an industrialized building or housing until such building or housing complies with all adopted building codes and all other applicable city regulations.
6. The city shall inspect the foundation and other on-site construction and installation of industrialized buildings and housing to ensure compliance with approved designs, plans, and specifications.

All ordinance or parts of ordinances in conflict herewith shall be and is hereby repealed only to the extent of such conflict.

Section 7. Effective Date. This Ordinance shall become effective immediately and enforceable when published as required by state law.

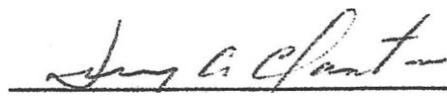
PASSED, APPROVED and ADOPTED this, the 25th day of January,

2016.



Martin Wells, Mayor

ATTEST:



Tom Clanton, City' Secretary