

ORDINANCE NO. 351

AN ORDINANCE PROVIDING FOR UNDERPINNING MANUFACTURED AND MOBILE HOMES AND PROVIDING FOR ENFORCEMENT AND MAKING VIOLATION OF MISDEMEANOR – PUNISHABLE BY A FINE NOT TO EXCEED \$500.

WHEREAS, the City Council of the City of Wink, Texas, finds that it is in the best interest of the public safety, health and general welfare to regulate manufactured homes as more particularly described in this ordinance;

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

DEFINITIONS-

"MANUFACTURED HOME" means 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 designated 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 term does not include a recreational vehicle as that term is defined by C.F.R. Section 3282.8(g).

"MOBILE HOME" means 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.

SKIRTING REQUIRED-

All owners shall, within sixty (60) days of placing a manufactured or mobile home on a property, properly skirt/underpin the home.

Skirting shall be required around the complete perimeter of said mobile home in accordance with the following minimum specifications:

1. The following material (or its equivalent as approved by the appropriate city officials) is approved to be used for skirting:
 - a. manufactured skirting with vent panels;
 - b. corrugated steel sheets;

- c. galvanized steel sheets;
 - d. aluminum sheets;
 - e. plywood sheets, with a 3/8 inch minimum thickness, rated for exterior use by the manufacturer;
 - f. oriented strand board, with a minimum 3/8 inch thickness, rated for exterior use by the manufacturer;
 - g. brick or concrete blocks.
2. Screened vents are required to be used with all skirting to allow for air circulation under mobile home.

INSPECTION-


Officials of the City may enter the premises of any proposed or existing place where any manufactured home is located, in order to inspect for compliance with this ordinance

VIOLATIONS-

A violation of this ordinance is a Class C Misdemeanor, punishable by of fine not to exceed \$500. Each day an owner is not in compliance with this ordinance is a new and separate violation. Upon receipt of a citation, if the property owner corrects the violation within 10 days and the property owner has received no prior citations for violating this ordinance, the Court, at the Court's discretion, may dismiss the citation.

This Ordinance shall take effect and be enforced from and after its publication in the official city newspaper, The Winkler County News.

PASSED, APPROVED AND ADOPTED this 5th day of August 2014.


Eric Hawkins, Mayor City of Wink

ATTEST:

Tonya R. Judd
Tonya Todd, City Secretary

