

**Ordinance # 98-00155**

**AN ORDINANCE AMENDING ORDINANCE # 96-00121  
Relating to Mobile Homes**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF  
MUSTANG RIDGE:**

**THAT**, Ordinance No. 96-00121, as passed and approved by the City Council of Mustang Ridge on December 2, 1996, be and same is hereby amended as follows:

Part I of Ordinance No. 96-00121 is amended to add the following:

All prefabricated mobile or modular homes shall be secured to real property through the use of concrete beams secured per federal code, and all wheels, tongues, and other equipment relating to transporting said home onto the real property shall be removed within ten (10) days of being placed on the subject real property. All homes must be underpinned prior to occupancy.

A covered porch not less than 10' x 14' in size shall be constructed adjacent to each prefabricated mobile or modular home, having a concrete, tile or wolmanized wood floor. The roofing shall be of like or similar texture and material to that of the home.

It shall be the responsibility of the landowner to purchase all permits and pay all fees relating to the construction and/or installation of the home of the property. No person shall occupy a prefabricated mobile or modular home until all utilities are completely installed and approved by the City Inspector. As used herein, "Utilities" means electricity, gas, water, waterlines, and all metering devices, a septic system or other sanitary sewer, and a driveway entrance.

All prefabricated mobile or modular homes shall have access to a public road via a paved (concrete or asphalt) driveway before being occupied. All driveway materials and construction must also be inspected and improved by the city inspector.

The foregoing provision shall not apply to any prefabricated mobile or modular homes located on a tract of land which contains five or more acres.

To the extent of any conflict with any prior ordinance of the City of Mustang Ridge, the terms of this Ordinance shall be controlling.

If any part of this ordinance or its application is for any reason held to be unconstitutional, invalid or unenforceable, the unconstitutionality, invalidity, or

unenforceability of any such part shall in no way affect, impair, or invalidate the remaining parts of this ordinance, but as to such remaining parts, this ordinance shall remain in full effect.

Because prompt action is in the public interest, this ordinance shall be effective immediately upon its passage.

PASSED AND APPROVED this 14th day of September, 1998.

ATTEST:

Carolyn Vallejo  
Carolyn Vallejo  
City Secretary

ADOPTED:

Alfred Vallejo, II  
Alfred Vallejo, II  
Mayor, City of Mustang Ridge

