

ORDINANCE NO. 2024-03-19

AN ORDINANCE OF THE CITY OF CHANNING, TEXAS, AMENDING CHAPTER 3. BUILDING REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF CHANNING, TEXAS, SPECIFICALLY AMENDING ARTICLE 3.03. MANUFACTURED HOMES AND MOBILE HOMES, SECTION 3.03.001. DEFINITIONS.

WHEREAS, the City Council of the City of Channing, Texas, finds it necessary to update and amend the regulations governing manufactured homes and mobile homes within the city limits in compliance with the definitions set forth under state law; and

WHEREAS, the City Council of the City of Channing desires to promote the health, safety, and general welfare of its citizens;

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

SECTION 1: Amendment. Chapter 3. Building Regulations of the Code of Ordinances of the City of Channing, Texas, is hereby amended as follows:

ARTICLE 3.03. MANUFACTURED HOMES AND MOBILE HOMES

Section 3.03.001. Definitions.

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, built on a permanent chassis, designed for use as a dwelling with or without a permanent foundation when the structure is connected to the required utilities, transportable in one or more sections, and in the traveling mode, at least eight body feet in width or at least 40 body feet in length or, when erected on site, at least 320 square feet, includes the plumbing, heating, air conditioning, and electrical systems of the home, and does not include a recreational vehicle as defined by 24 C.F.R. Section 3282.8(g).

Mobile home. A structure that was constructed before June 15, 1976, built on a permanent chassis, designed for use as a dwelling with or without a permanent foundation when the structure is connected to the required utilities, transportable in one or more sections, and in the traveling mode, at least eight body feet in width or at least 40 body feet in length or, when erected on site, at least 320 square feet, and includes the plumbing, heating, air conditioning, and electrical systems of the home.

SECTION 2: That except as amended herein all other provisions of Chapter 3 of the Code of Ordinances, City of Channing, Texas, shall remain in full force and effect. To the extent of any conflict or inconsistency between the provisions of this ordinance and any other ordinance, the provisions of this ordinance shall control.

SECTION 3: Severability. If any provision of this ordinance or its application to any person or

circumstance is held invalid, the invalidity does not affect other provisions or applications of this ordinance that can be given effect without the invalid provision or application; and, to this end, the provisions of this ordinance are severable.

SECTION 4: Effective Date. This ordinance shall take effect immediately upon its passage.

PASSED AND APPROVED by the City Council of the City of Channing, Texas, on this 19th day of March, 2024.

THE CITY OF CHANNING, TEXAS

ATTEST

By: 

Troy Williams, Mayor

By: 

Leslie Kistner, City Secretary