12. SINGLE-FAMILY AND DUPLEX INDUSTRIALIZED HOUSING

(a) Single-family or duplex industrialized housing must have all local permits and licenses that are applicable to other single-family or duplex dwellings.

(b) For purposes of this section, single-family or duplex industrialized housing is real property.

(c) Any industrialized housing shall:

(1) 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 the County;

(2) 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;

(3) comply with building setbacks, side and rear yard setbacks, subdivision control, square footage, and other site requirements applicable to single-family dwellings; and

(4) comply with building setbacks, side and rear yard setbacks, subdivision control, square footage, and other site requirements applicable to dwellings in the Duplex zoning district; and

(5) be securely fixed to a permanent foundation.

(d) For purposes of subsection (c), "value" means the taxable value of the industrialized housing and lot after installation of the housing.

(e) Any owner or authorized agent who intends to construct, erect, install, or move any industrialized housing into the City shall first make application to the building official and obtain the required permits. The permit shall include a plot plan and addendum detailing compliance with the requirements for regulation of single-family and duplex industrialized housing of Zoning Ordinance 3368 as amended. In addition to any other information otherwise required for said permits, the application shall:

(1) identify each single-family dwelling located within 500 feet of the lot on which the industrialized housing is to be located, and show the taxable value for each such dwelling as determined by the most recent certified tax appraisal roll for the county;

(2) describe the exterior siding, roofing, roof pitch, foundation, fascia, and fenestration for each single-family dwelling located within 500 feet of the lot on which the industrialized housing is to be located;

(3) describe the permanent foundation and method of attachment proposed for the industrialized housing;

(4) state the taxable value of the industrialized housing and the lot after installation of the industrialized housing; and

(5) indicate the deed restrictions otherwise applicable to the real property on which the industrialized housing is to be located.

(f) A person commits an offense if the person:

(1) fails to make an application for a permit as required by this section; or

(2) constructs, erects, installs or moves any industrialized housing into the City which does not comply with this section.

(See generally Texas Occupation Code Chapter 1202, especially Section 1202.253.)

(Ordinance 3368 adopted 2/10/1999, as revised through 10/19/2010)

Industrialized housing " means a residential structure that is designed for the use and occupancy of one or more families, that is constructed in one or more modules or constructed using one or more modular components built at a location other than the permanent residential site, and that is designed to be used as a permanent residential structure when the modules or modular components are transported to the permanent residential site and are erected or installed on a permanent foundation system.