

ORDINANCE NO. 366

AN ORDINANCE REGULATING THE USE OF INDUSTRIALIZED HOUSING IN THE CITY OF WEST ORANGE

BE IT ORDAINED BY THE CITY COUNCIL OF WEST ORANGE, TEXAS:

That the Code of Ordinances of the City of West Orange is hereby amended by adding a new article VII to chapter 4, which article reads as follows:

ARTICLE VII REGULATION OF INDUSTRIALIZED HOUSING

Sec. 4-25 Definitions

Industrialized housing means a building for residential occupancy that is constructed off site that may be in modules or panels, meets all current construction codes, and is moved to its final location and assembled. Manufactured housing is not industrial housing.

Industrial building means a building for commercial, educational or assembly use constructed at another location and transported to its final location that may be in modules or panels, and meets all current construction codes. Manufactured housing is not industrialized building.

Similar means of like materials, colors, hues, shapes, and types of construction.

Sec. 4-26 Certifications

All industrialized housing proposed to be placed in the city must be accompanied with a complete set of construction drawings approved by the Texas Industrialized Building Code Council, or have a certificate of approval attached to each module of the structure.

Sec. 4-27 Foundations

All industrialized housing must be placed on a permanent foundation that is anchored into the ground and the structure is anchored to the foundation. The means of transporting the structure must be removed and the building sheathing must extend to the ground.

Sec. 4-28 Roofs

All roofs must be of a similar pitch and of similar materials to those within 500 feet of the location, and have an eave and fascia

Sec. 4-29 Neighborhood Standards

All industrialized housing must meet the following standards within 500 feet of the location of the proposed site as compared to structures of like use in that neighborhood.

- (a) constructed of similar materials
- (b) be a like color or hue
- (c) all doors and fenestration shall be of a residential nature
- (d) be of at least the average square footage of the homes in that neighborhood
- (e) be of at least 75% of the value of other homes in the neighborhood as determined by the tax appraisal records of Orange County

Sec 4-3 Conversion Prohibition

No industrialized building shall be converted to industrialized housing except by an industrialized housing manufacturer licensed by the state of Texas who shall issue a new certificate of compliance for that structure.

PASSED AND APPROVED this 12th day of January 2009.

/s/ Roy McDonald

Roy McDonald, Mayor

ATTEST:

/s/ Theresa Van Meter

Theresa Van Meter, City Secretary

APPROVED:

/s/ Joe Alford

Joe Alford, City Attorney