

33.3. Grandfathered Signs: Any sign that legally exists as of the effective date of this Ordinance.

- A. Changes in the content of a non-conforming sign including names, words, logos or similar information shall not constitute an alteration requiring conformance with this current sign regulation, as long as the changes do not make the sign more non conforming and a permit is obtained for the changes.
- B. Any non-conforming billboard sign which is damaged or deteriorated to an extent where restoration costs exceed sixty percent (60%) of the cost of erecting a new sign of the same type at the same location, shall be removed.

SECTION 34 INDUSTRIALIZED HOUSING SUPPLEMENTAL REGULATIONS

34.1 Pursuant to Texas Occupation Code, Chapter 1202.253, or successor, a municipality may adopt regulations pertaining to single-family or duplex industrialized housing as permitted by state law.

34.2 Regulation of single-family and duplex industrialized housing.

A. Single-family or duplex industrialized housing must comply with all local permit and license requirements that are applicable to other single-family or duplex dwellings.

B. 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 in which the properties are located;
- 2. Comply with applicable building setbacks, square footage, and other site requirements applicable zoning district;
- 3. Have exterior siding, roofing, and roofing pitch compatible with the dwellings located within 500 feet of the lot on which the industrialized housing is proposed to be located;
- 4. Be securely fixed to a permanent foundation.

C. 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 inspector and obtain the required permits. 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 by address, lot and block number and show the taxable value for each such dwelling as determined by the most recent certified tax appraisal roll for the county in which the properties are located;
- 2. Describe and provide front view photographs of the exterior siding, roofing, roof pitch, for each dwelling located within 500 feet of the lot on which the industrialized housing is to be located;
- 3. Show proof of the value of the improved property by providing;

(a) a copy of the sales receipt, signed by the purchaser, of the industrialized housing unit, including the value of the lot, if the lot is included in the sale; or

(b) a copy of the sales receipt, signed by the purchaser, of the industrialized housing unit, and documentation showing the taxable value of the lot as determined by the most recent certified tax appraisal roll for the county in which the industrialized housing is to be located, if the lot is not included in sale of the housing unit or if the value of the lot is not included on the sales receipt; and,

4. Describe the permanent foundation and method of attachment proposed for the industrialized housing;
 5. Indicate the deed restrictions otherwise applicable to the real property on which the industrialized housing is to be located.
- D. Failure to provide any documentation required in 34.2(C) will be considered grounds to deny a permit application.
- E. A person commits an offense if the person:
1. Causes or permits any industrialized housing to be constructed, erected, installed, or moved into the city without first submitting applications to the building inspector and obtaining all required permits;
 2. Causes or permits any industrialized housing which does not comply with this section to be constructed, erected, installed, or moved into the city; or
 3. Violates any provision of this section.
- F. Any person aggrieved by these requirements may appeal to the Zoning Board of Adjustment as per Section 10.