

## SECTION 25 MH-MOBILE HOME DISTRICT

### 25.1 GENERAL PURPOSE AND DESCRIPTION:

The MH, Mobile Home District is a detached residential district establishing standards for the development of mobile home parks and subdivisions. Mobile home subdivisions include individually platted lots, for sale within the subdivision, for the placement of mobile home units. A mobile home park offers spaces for the placement of mobile home units on a lease or rental basis. The Mobile Home District establishes area and design requirements for parks and subdivisions, as well as, yard requirements for individual lots. Both parks and subdivisions provide open space and recreational areas appropriate for the acreages and number of units contained.

### 25.2 PERMITTED USES:

1. Those uses specified in Section 36 (Use Charts)
2. Individually owned manufactured homes constructed under U.S. HUD and State of Texas code certifications on lots in platted mobile home subdivisions.
3. Mobile home parks for residential use, providing, on a rental basis, lots for placement of mobile homes, with utilities. Small offices and washaterias are permitted as incidental uses within the park.
4. Industrialized housing units.
5. Single-family detached dwellings.
6. Farms, nurseries, greenhouses or gardens, limited to the propagation and cultivation of plants, provided no retail or wholesale business is conducted on the premises.
7. Municipally-owned facilities and uses (no open storage or repair).
8. Temporary buildings for uses incidental to construction work on the premises, which said buildings shall be removed upon the completion or abandonment of construction work by order of the building official.
9. Accessory buildings and uses, as provided by Section 40, customarily incidental to the above uses and located on the same lot therewith, but not involving the conduct of a retail business except as provided herein:
  - a. Temporary metal buildings less than two hundred forty (240) square feet which are used for tool and supply storage are permitted.
  - b. A detached private garage.
  - c. One antenna (amateur or CB radio) and one microwave reflector (satellite dish) antenna.
10. Swimming Pool (private), including recreation or community areas.
11. Utilities (public or private).
12. Such uses as may be permitted under the provisions of Specific Use Permits, Section 35.

### 25.3 AREA REGULATIONS:

- A. **Size of Yards** (For each space within Mobile Home Park or Subdivision):
  1. **Minimum Front Yard** - Twenty-five feet (25') from a dedicated street; fifteen feet (15') from any private street or drive.

2. **Minimum Side Yard** - Seven feet (7'); twenty feet (20') between units; twenty feet (20') from zoning district line
  3. **Minimum Rear Yard** - Ten feet (10'); twenty feet (20') from any zoning district line
  4. If a garage is provided, the garage shall have a twenty-five-foot (25') setback.
- B. **Size of Lot** (For each space within a Mobile Home Park):
1. **Minimum Lot Area** - Five thousand (5,000) square feet per unit
  2. **Minimum Lot Width** - Forty-five feet (45')
  3. **Minimum Lot Depth** - One hundred ten feet (110')
- C. **Minimum Dwelling Size:** Seven hundred twenty (720) square feet
- D. **Maximum Lot Coverage:** N/A
- E. **Parking Regulations:** Two (2) spaces per unit (see Section 38, Off Street Parking)
- F. **Minimum Area for Mobile Home Subdivision (one unit on one platted lot)** - Five thousand feet (5,000')
- G. **Area for Mobile Home Park** - Minimum, five (5) acres; maximum, twenty-five (25) acres

25.4 **SPECIAL REQUIREMENTS FOR MOBILE HOME PARKS:**

- A. **Tenant Parking:** Each parking space shall be concrete in accordance with city standards and located to eliminate interference with access to parking areas provided for other mobile homes and for public parking in the park (See Section 38, Off Street Parking and Loading Requirements).
- B. **Visitor and Supplemental Parking:** In addition to parking spaces required for each mobile home unit, there shall be parking provided for the mobile home community in general (See Section 38, Off Street Parking and Loading Requirements).
1. One (1) visitor parking space for every three (3) mobile home spaces; and
  2. One (1) supplemental parking or vehicle storage space for the parking or storage of boats, campers and similar vehicles or equipment for every four (4) mobile home spaces.
  3. Supplemental spaces may be located anywhere within the mobile home community provided that no mobile home space shall be situated further than one hundred fifty feet (150') from a visitor space.
  4. Each parking space will be not less than nine feet by eighteen feet (9' X 18'), which is not to be included in the lot size.
- C. **Access:** Each mobile home community shall have direct access from a public street or an internal street. Where an internal private street provides access, the same shall be concrete in accordance with city standards dedicated to the public as an emergency access or fire lane easement to allow for the rapid and safe movement of vehicles used for the purpose of providing emergency health or public safety services. Each emergency access easement shall have a clear unobstructed width of twenty-four feet (24') shall connect to a dedicated public street, and shall have a turning area and radii a minimum of fifty feet (50') to permit free

movement of emergency vehicles. Dead end streets are not allowed. Cul-de-sac streets shall not exceed four hundred feet (400') in length. Fire lane easements shall be maintained by the mobile home park.

- D. **Walkways:** Designated concrete walkways four feet (4') in width will be provided on both sides of roadways or streets.
- E. **Street Names and Signs:** Within each mobile home park, all streets shall be named, and mobile homes numbered in a logical and orderly fashion. Street signs shall be of a color and size contrasting with those on public streets and roadways so that there is no confusion regarding which are private and which are public streets. These signs and numbers shall be of standard size and placement to facilitate location by emergency vehicles. Street names shall be approved by the Planning and Zoning Manager.
- F. **Other Signs:** Along all sections of emergency access easements, the owner or agent shall erect metal signs prohibiting parking. The sign type, size, height and location shall be in accordance with the Manual of Uniform Traffic Control Devices and approved by the City.
- G. **Intersections:** Internal streets shall intersect adjoining public streets at approximately ninety degrees (90°) and at locations which will eliminate or minimize interference with traffic on those public streets.
- H. **Street Lighting:** Street lighting within the mobile home park shall be provided and maintained by the owners of the mobile home park.
- I. **Electric and Telephone Service:** All electrical distribution lines and all telephone lines shall be underground except the primary service lines to the Park.
- J. **Drainage and Soil Protection:** The ground surface in all parts of the park shall be graded and equipped to drain all surface water in a safe, efficient manner. Each mobile home space shall provide adequate drainage for the placement of a mobile home. Exposed ground surfaces in all parts of every mobile home park shall be paved and/or covered with stone, brick paving, or other similar solid material, or protected with a vegetative growth (such as grass) capable of preventing soil erosion and eliminating dust.
- K. **Fire Fighting:**
  - 1. Approaches to all mobile homes shall be kept clear for fire fighting.
  - 2. The owner or agent of a mobile home park shall be responsible for the instruction of any staff in the use of the park fire protection equipment and in their specific duties in the event of a fire. Owner shall supply standard city fire hydrants located within two hundred fifty feet (250') of all mobile home spaces, measured along the drive or street.
  - 3. The owner or agent of a mobile home park shall be responsible for maintaining the entire area of the park free of dry brush, leaves and weeds in excess of twelve inches (12").
- L. **Refuse Handling and Collection:** The owner or agent of a mobile home park shall provide an adequate system of collection and safe disposal of rubbish, as approved by the City. Storage, collection and handling of refuse shall be conducted so as to create no health hazards, rodent harborage, insect breeding areas, accident or fire hazards, or air pollution. Every dwelling unit shall be located within two hundred fifty feet (250') of a refuse facility measured along the designated pedestrian or vehicular travelway. There shall be available at least six (6) cubic yards of refuse containers per thirty (30) units. If trash dumpsters are used, they shall be screened.

M. **Anchorage of Mobile Homes:** To insure against natural hazards such as tornadoes, high winds, and electrical storms, anchorage at each mobile home shall be provided according to the Building Code.

N. **Skirting:**

1. All mobile home units not attached to a permanent foundation shall provide weather resistant skirting from the top of the unit's frame to grade. Skirting shall totally enclose and secure from view the unit's axles and all required anchors, footings, and piers.
2. All required skirting shall be of a texture and color similar to the materials used in the construction of the mobile home unit.

25.5 **SPECIAL REQUIREMENTS:**

- A. Single family dwellings constructed in this District shall conform to the standards as set forth in the SF-10 District.
- B. Open storage is prohibited.
- C. Usable Open Space Requirements: Each parcel of land, developed under MH standards, shall provide usable open space (as defined in Appendix A-3) totaling ten percent (10%) of the area of the MH development.
- D. Refer to Section 43.16 of the Supplemental Regulations for replacement of a legal nonconforming manufactured home. Amended July 1, 2008 Ordinance Number 1790-08