

## **SECTION 22 MH -- MANUFACTURED HOME DISTRICT**

### **22.1 GENERAL PURPOSE AND DESCRIPTION:**

The MH, Manufactured Home, district is a detached residential district establishing standards for the development of manufactured, HUD-code mobile home parks and subdivisions. Manufactured/mobile home subdivisions include individually platted lots for sale within the subdivision, for the placement of manufactured/mobile home units. A manufactured, or mobile, home park offers spaces for the placement of manufactured/mobile home units on a lease or rental basis. The Manufactured 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.

### **22.2 PERMITTED USES:**

- A. 1. Those uses specified in Section 26 (Use Charts).
2. Individually owned HUD-code manufactured homes on lots in platted manufactured/mobile home subdivisions.
  3. Mobile, or manufactured, 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.
  5. Single-family detached dwellings.
  6. Municipally-owned facilities and uses (including parks and open space), and public schools owned and/or operated by the White Oak Independent School District.
  7. Temporary field or construction office for uses incidental to construction work on the premises, which said buildings shall be removed upon the completion or abandonment of construction work or by order of the City Coordinator, or his/her designee. The specific time period allowed shall be specified by the City Coordinator, or his/her designee, upon issuance of a temporary structure permit, and site plan review and approval by the City Coordinator, or his/her designee, is also required. The allowed time period may be extended for an additional one (1) year period upon approval of an extension by the City Coordinator, or his/her designee.
  8. Accessory buildings and uses, as provided by Section 28, customarily incidental to the above uses and located on the same lot therewith, but not involving the conduct of a retail business or an accessory dwelling unit, except as provided herein:
    - a. The term accessory use shall include customary home occupations as defined in Section 32.
    - b. Accessory buildings, including a private garage, shall not occupy more than fifty percent (50%) of the minimum required rear yard. When the accessory building is directly attached to the main building, it shall be considered an integral part of the main building. See Section 28 for additional accessory use requirements.

- c. A detached private garage used in conjunction with the main building.
  - d. Antennae (amateur or CB radio) and/or satellite dish antennae, as specified in Section 30.1.1.
  - e. Private open space or other private recreational amenities as part of a residential subdivision and not for commercial purposes.
9. Swimming Pool (private), including recreation or community areas.
10. Utilities (public or private).

### 22.3 AREA REGULATIONS:

- A. Size of Yards (For each space within Manufactured/Mobile Home Park or Subdivision; all are measured from the property line):
  - 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 - Ten feet (10'); twenty feet (20') between units; twenty feet (20') from zoning district boundary line
  - 3. Minimum Rear Yard - Ten feet (10'); twenty feet (20') from any zoning district boundary line
  - 4. If a garage is provided, the entry (i.e., door) side of the garage shall have a twenty-five-foot (25') setback
- B. Size of Lot (For each space within a Manufactured/Mobile Home Park):
  - 1. Minimum Lot Area - Three thousand five hundred (3,500) square feet per unit
  - 2. Minimum Lot Width - Forty feet (40')
  - 3. Minimum Lot Depth - Eighty feet (80')
- C. Minimum Floor Area per Dwelling Unit: Eight hundred (800) square feet.
- D. Maximum Lot Coverage: Fifty percent (50%) for main building/unit plus any accessory buildings.
- E. Parking Regulations: Two (2) improved surface parking spaces per unit located on the same lot as the unit served (see Section 27, Off-Street Parking and Loading).
- F. Minimum Lot Area for a Manufactured Home Subdivision - Twenty thousand (20,000) square feet.
- G. Area for Manufactured Home Park - Minimum, three (3) acres; maximum, thirty-five (35) acres.
- H. Maximum Height Limit:
  - 1. Thirty-five feet (35') for the main building/house.
  - 2. One (1) story for accessory buildings.
- I. Manufactured Home Age – Any manufactured home installed after the approval date of this Ordinance shall be manufactured within the past five (5) years of the application date for the building permit including all replacement manufactured homes.

## 22.4 SPECIAL REQUIREMENTS FOR MANUFACTURED/MOBILE HOME PARKS:

- A. Tenant Parking - Each parking space shall be an approved all-weather (i.e., concrete or asphalt) surface, in accordance with City standards, and shall be located to eliminate interference with access to parking areas provided for other manufactured/mobile homes and for public parking in the park (see Section 27, Off-Street Parking and Loading Requirements).
- B. Visitor and Supplemental Parking - In addition to parking spaces required for each manufactured/mobile home unit, there shall be paved parking provided for the manufactured/mobile home community in general (see Section 27, Off-Street Parking and Loading Requirements):
  - 1. Two (2) visitor parking space for every three (3) manufactured/mobile home spaces.
  - 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) manufactured/mobile home spaces.
  - 3. Supplemental spaces may be located anywhere within the manufactured/mobile home community provided that no manufactured/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 manufactured/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 paved in accordance with City standards, and it shall be dedicated to the public as an emergency access or fire lane easement to allow for the rapid and safe movement of vehicles used in providing emergency health or public safety services. Each emergency access/fire lane 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 of 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 manufactured/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 manufactured/mobile home park, all streets shall be named, and manufactured/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 submitted to the City Coordinator, or his/her designee, along with the preliminary plat application, reviewed by the appropriate City staff with respect to street naming procedures set forth within the Subdivision Ordinance and/or the City's Code of Ordinances, and approved by the Planning and Zoning Commission and City Council on the preliminary plat for the subdivision.

The street names shall be set with preliminary plat approval, and shall not be changed on the final plat without City approval. All dwelling unit numbering (i.e., addressing) shall be assigned by the City Coordinator, or his/her designee.

- 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 manufactured/mobile home park shall be provided and maintained by the owners of the manufactured/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 manufactured/mobile home space shall provide adequate drainage for the placement of a manufactured/mobile home. Exposed ground surfaces in all parts of every manufactured/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. Refuse Handling and Collection - The owner or agent of a manufactured/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.
- L. Anchorage of Manufactured/Mobile Homes - To insure against natural hazards such as tornados, high winds and electrical storms, anchorage for each manufactured/mobile home shall be provided according to the Building Code and State law.
- M. Skirting:
  - 1. All manufactured/mobile home units not attached to a permanent foundation shall provide 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 masonry or metal (or other material approved by the City Coordinator, or his/her designee), and shall be of a color similar to the materials used in the construction of the manufactured/mobile home unit such that it blends with the overall appearance of the unit.

**22.5 SPECIAL REQUIREMENTS:**

- A. Single-family dwellings (and their respective lots) constructed within this district shall conform to the standards as set forth in the SF-5.5 district (i.e., minimum 5,500 square foot lot size, minimum 55 foot lot width, etc.).
- B. Open storage is prohibited.
- C. Usable Open Space Requirements - Mobile Home Parks shall provide usable open space totaling fifteen percent (15%) of the area of the MH Park as approved by the Special Use Permit.
- D. Site plan review and approval shall be required, in accordance with the procedures set forth in Section 12 of this Ordinance.
- E. All manufactured homes must be tied into the City sewer system. If City sewer is not available, the property owner must provide for some type of approved on-site sewage disposal system that is in conformance with County health regulations.
- F. Other Regulations - As established in the Development Standards, Sections 27 through 33.