

23-4D-3150 Manufactured Home Parks (MHP) Zone

(A) Development Standards

Table 23-4D-3150.A below describes the development standards in the MHP Zone.

Lot Requirements					
Park Size	90,000 sf (min.)				
Number of manufactured home spaces	20 (min.)				
Manufactured home space site size	4,500 sf (min.)				
See Section 23-4E-4080 (Functional Green) for developments with Impervious Cover greater than 75%.					
Building Placement					
Setback Minimum (Distance from ROW / Lot Line)		Front	Side St.	Side	Rear
Minimum, except when adjacent to:		25'	25'	10'	10'
Low to Medium Intensity Residential Zone		15'	15'	50'	50'
Medium to High Intensity Residential Zone and/or T3 Transect Zone		15'	15'	25'	25'
Commercial Zone		15'	15'	15'	15'
Intensity					
Density		N/A			
Building Form					
Building Height		35' max.			

Landscaping	
Perimeter Planting Area when adjacent to:	
Front or Side Street	
Quantity and location of planting within front or side street setback must meet the standards established in Division 23-4E-4 (Landscaping and Screening).	
Side or Rear	Depth (min.)
Any Residential Zone or Transect Zone	First 20' of building setback,
Commercial Zone	First 10' of building setback
Building and Parking Lot Landscaping	
Foundation Planting Area for 75% of parking lot or parking aisle frontage	
1 story structure	10' min.
Greater than 1 story	20' min.
Planting Requirements and Additional Standards	
See Division 23-4E-4 (Landscaping and Screening)	
Additional Requirements	
Affordable Housing	See Article 23-3E
Outdoor Lighting	See Division 23-4E-2
Parking and Loading	See Division 23-4E-3
Signage	See Chapter 23-8

(B) License Required

- (1) A person may not operate a manufactured home park without a manufactured home park license issued by the Planning Director.
- (2) The Planning Director may not issue a manufactured home park license unless:
 - (a) The Fire Chief approves the fire-fighting appliances, water supply, access ways, and all fire safety requirements; and
 - (b) The applicant holds a certificate of compliance with site plan improvements.
- (3) A license issued under this Section is void on the revocation or expiration of the site plan.

- (4) A manufactured home park licensee who sells, transfers, or disposes of an interest in or control of a manufactured home park shall:
 - (a) Give written notice to the Planning Director not later than the 14th day after the sale, transfer, or disposition; and
 - (b) Not later than the 10th day after giving notice under this Subsection, request that the Planning Director transfer the manufactured home park license.
 - (c) The Planning Director shall act on a license transfer request not later than the 10th day after receiving the request. The Planning Director shall approve a license transfer if the manufactured home park complies with the requirements of this Section.
 - (d) A manufactured home park license expires one year after the date issued.

(C) Additional Standards

- (1) A manufactured home park must provide direct access to a public street with a right-of-way at least 60 feet wide.
- (2) A manufactured home park must provide private, paved internal streets at least 30 feet wide for interior vehicular circulation. An internal street must be continuous and connect with other internal streets or with public streets, or provide a paved cul-de-sac having a diameter of at least 80 feet. An internal street ending in a cul-de-sac may not exceed 400 feet in length.
- (3) A manufactured home space must contain a minimum area of 2,500 square feet that is adjacent to an internal street designed to provide adequate space for moving a manufactured home into and out of the space.
- (4) At least one parking space must be located on each manufactured home space. A required off-street parking space that is not located on a manufactured home space may be located in a common parking area. Common parking areas must be located throughout the park to provide reasonable and convenient access to all manufactured home spaces.
- (5) A manufactured home and an attached accessory structure must be located at a distance of at least 10 feet from another manufactured home or other structure.
- (6) A manufactured home stand must be separated from the pavement of an internal street, common parking area, or other common areas by a minimum distance of 10 feet.
- (7) Except where the boundary of the park abuts a public right of way or the boundary of the park abuts another manufactured home development, a barrier that is at least six feet high must be erected and maintained along all boundaries of the park.
- (8) A manufactured home chassis may not rest more than three feet above the ground elevation at the low end, measured at 90 degrees to the frame.
- (9) Except for necessary driveways and walkways providing access to the park, there must be a required, landscaped street setback.
- (10) A manufactured home park must provide pedestrian access to and from each manufactured home space and all common facilities. A walkway that is designed separately from internal streets or parking areas must have a minimum paved width of two feet.

- (11) A manufactured home park must contain a minimum of 300 square feet of open space for each dwelling unit with, at least 150 square feet being located on each manufactured home space. Open space that is not located on a manufactured home space may be located in common open space areas distributed throughout the park in a manner that provides reasonable and convenient access to each manufactured home space.
- (12) Site development regulations for manufactured home subdivisions. A manufactured home subdivision designed for the placement of manufactured home dwellings on individually subdivided lots with frontage on a public street must comply with the site development regulations applicable to the LDR zone.
- (D) **Tie-down of Manufactured Homes.** An occupant of a manufactured home in a manufactured home subdivision or park shall secure the manufactured home in a manner that complies with the buildings criteria manual.
- (E) **Skirting, Porches, and Other Additions**
 - (1) An occupant of a manufactured home in a manufactured home subdivision or park shall maintain skirting, porches, awnings, and other additions in good repair.
 - (2) The space immediately beneath a manufactured home may be used for storage only if the storage area is supported by a base of impervious material and the stored items do not interfere with the inspection of the underside of the manufactured home or the area underneath the manufactured home.
- (F) **Other Responsibilities of Park Management**
 - (1) A manufactured home owner or licensee shall operate the park in compliance with this Section and other applicable ordinances and shall provide adequate supervision to maintain the park, its facilities, and equipment in good repair and in a clean and sanitary condition.
 - (2) The applicant or licensee shall notify park occupants of the provisions of this Section and their duties and responsibilities under this Section.
 - (3) The applicant or licensee shall notify the Building Official of a violation of this Section.
- (G) **Notice to City**
 - (1) A manufactured home owner or licensee shall furnish a list of manufactured homes located in the park, on a form prescribed by the Tax Assessor, to the appropriate County Tax Assessor on the first day of January, no later than January 11th. The list must include the name and address of the owner of the manufactured home; the make, length, width, and year of manufacture of the manufactured home; and manufactured home identification number.
 - (2) The applicant or licensee shall furnish the information required under Subsection (G)(1) to the appropriate Tax Assessor no later than July 11th of each year. For manufactured homes that have been moved into the park after January 1, the applicant or licensee shall also furnish the information required under Subsection (G)(1) to the Tax Assessor. For manufactured homes that were moved out of the park after first January 1, including the date that the manufactured home was moved out of the park and the destination of that manufactured home.

- (H) **Other Responsibilities of Park Occupants.** An occupant of a manufactured home located in a manufactured home park shall comply with all requirements of this Section and shall maintain the manufactured home space, its facilities, and equipment in good repair and in a clean and sanitary condition. The occupant shall place the manufactured home in its manufactured home stand and install utility connections in accordance with the instructions of the park management and in compliance with applicable codes.
- (I) **Annual Register**
- (1) A manufactured home park owner or licensee shall maintain an annual register of park occupants that includes the following information:
 - (a) The name and address of each park resident;
 - (b) The resident's manufactured home registration data, including make, length, width, year of manufacture, and identification number;
 - (c) The location of each manufactured home in the park by space or lot number and street address; and
 - (d) The date of arrival and departure of each manufactured home.
 - (2) A register compiled under Subsection (I)(1) must be retained on the premises of the park for a period of at least three years after the close of the year for which it was compiled. An applicant or licensee shall make a register available for inspection at all reasonable times by the Building Official, the Health Authority, the Fire Chief, the Police Chief, the County Tax Assessor, or other city official whose duties require access to the information contained in the register.
- (J) **Access for Repairs.** An occupant of a manufactured home park shall provide to the owner or licensee access to any part of the park at reasonable times for the purpose of making the repairs or alterations necessary to comply with this Section.
- (K) **Permanent Residential Structures**
- (1) Except as otherwise provided Subsections (K)(2) and (K)(3), the Building Official may not issue a permit for the construction or occupancy of a permanent residential structure in a manufactured home park.
 - (2) An existing residential structure may be retained or a new residential structure may be constructed for the occupancy of the owner or operator of the park.
 - (3) An existing residence may be converted to a clubhouse, community center, or service building for use by the park residents.
 - (4) A person affected by the Building Official's denial of a permit to construct or occupy a permanent residential structure under this Section may appeal the denial to the Council.
- (L) **Site Requirements**
- (1) A manufactured home stand in a manufactured home park must be installed in a manner that prevents the stand from heaving, shifting, or settling unevenly in the event of frost, inadequate drainage, vibration, or other force acting on the superstructure.
 - (2) The exposed ground surface in a park must be paved, covered with stone screening or other solid material, or protected with a vegetative growth that is capable of preventing soil erosion and eliminating dust.

Manufactured Home Parks (MHP) Zone

- (3) The ground surface in a park must be graded and equipped to drain all surface water in a safe, efficient manner.
- (4) Unless provided in current manufactured home models, a park may provide storage facilities with a minimum capacity of 200 cubic feet for each manufactured home space on a manufactured home space or in a compound located within 100 feet of a space. A storage facility provided by a park under this Subsection must be designed in a manner that enhances the appearance of the park and must be faced with masonry, porcelainized steel, baked enamel steel, or other material of equal fire resistance, durability, and appearance. Storage outside the perimeter wall of a manufactured home must be provided in the manner described in this Subsection.

(M) Street Construction; Traffic Access and Circulation; Parking

- (1) A manufactured home park owner or licensee shall construct and maintain internal streets in the park at the owner or licensee's expense.
- (2) A park owner or licensee shall install parking control signs, street name signs, and other traffic control devices in the park at the owner's or licensee's expense.
- (3) Internal streets must be designed for safe and convenient access to each space and to the common-use facilities for park residents and internal streets must be kept free of obstruction.
- (4) The Police Department may issue a citation for a violation of this Section and may impound vehicles occupying the park in violation of this Section.
- (5) The owner or licensee shall erect metal signs indicating that parking is prohibited on all sections of internal streets on which parking is prohibited. The sign type, size, height, and location must be approved by the City Manager before installation.
- (6) An internal street must be designed by a licensed professional engineer in compliance with the transportation criteria manual and must be approved by the Transportation Director before construction. Internal streets must be maintained by the owner or licensee free of cracks, holes, or other hazards.
- (7) An internal street must be designed and constructed in a manner that provides that no portion of a manufactured home is more than 200 feet from the internal street.
- (8) All streets in a park must be named and manufactured home spaces numbered to conform with block numbers on adjacent public streets. All street name signs must be of a reflective material and must be of a color and size contrasting with those on public streets. House numbers must be of reflective material. All street signs and manufactured home space numbers in a park must be of standard size and placement to facilitate locating addresses by emergency vehicles.
- (9) Interior streets must intersect adjoining public streets at approximately 90 degree angles and at locations that eliminate or minimize interference with traffic on the public streets.

- (N) **Street Lighting.** The applicant or licensee shall provide street lighting along all internal streets in the manufactured home park.

(O) Fire Safety Standards

- (1) Liquefied petroleum gases may not be stored or dispensed in a manufactured home park unless they are handled and stored in compliance with the requirements of applicable City Codes.

- (2) Gasoline, fuel oil, or other flammable liquids may not be stored or dispensed in a park unless they are handled and stored in compliance with Division 23-11B-7 (Fire Code).
- (3) Approaches to manufactured homes must be kept clear.
- (4) The applicant or licensee shall instruct the park staff in the use of the fire protection equipment in the park and in their specific duties in the event of fire.
- (5) Water supply facilities for fire department operations must be connected to the city public water supply system unless the Council grants a special exception to use a private water supply system. If a private supply is used for service to the park, the private supply must be adequate for both domestic requirements and for fire fighting requirements established by the City. The Fire Chief shall determine the adequacy of the water supply for fire fighting requirements. A park owner or licensee may not use a private water supply unless it has sufficient volume and pressure to assure that the city water supply will not be required for fire fighting.
- (6) A park owner or licensee shall provide standard city fire hydrants located within 500 feet of all manufactured home spaces, measured along the driveways and streets. The fire hydrants are subject to periodic inspection by the Fire Chief. A park owner or licensee shall immediately notify the Fire Chief of a fire hydrant in need of repair.
- (7) A park owner or licensee shall provide an adequate system for the collection and safe disposal of rubbish that is approved by the Fire Chief and the Health Authority.
- (8) A park owner or licensee shall maintain the entire area of the park free of dry bush, leaves, and weeds.

(P) Recreation Areas

- (1) A manufactured home park must have at least one recreation area.
- (2) The applicant or licensee of a park shall provide a recreation area or recreational facility such as a playground, swimming pool, or community building for the use of the manufactured home residents in the park.
- (3) If a playground space is provided, the owner or licensee of the park shall designate the area as playground and protect the playground from traffic, thoroughfares, and parking areas. A playground space must be maintained in a sanitary condition and free of safety hazards.

- (Q) Potable Water Supply.** The applicant or licensee of a manufactured home park shall provide an accessible, adequate, and safe potable water supply to the park. The applicant or licensee must connect the water supply for the park to the public supply of water unless the Council grants a special exception to use a private water supply system. If a private water supply is used for service to the park, the private water supply must be adequate for both domestic requirements and for fire fighting requirements established by the City.

(R) Water Distribution System

- (1) The park's water supply system must be connected by pipes to all manufactured homes, buildings, and other facilities requiring water.
- (2) The applicant or licensee of the park shall construct and maintain water piping, fixtures, and other equipment of the water distribution system in compliance with applicable state and City Codes.

- (S) **Standards for Water Riser Pipes and Connections.** Individual water riser pipes and connections must be installed and maintained in compliance with Division 23-11B-6 (Plumbing Code).

(T) **Sewage Disposal**

- (1) The applicant or licensee of a manufactured home park shall provide an adequate and safe sewerage system to convey and dispose of sewage
- (2) The sewer system and any sewer lines for a park must be constructed in compliance with Division 23-11B-6 (Plumbing Code). A proposed sewage disposal facility must be approved by the Health Authority before construction. Unless specific prior approval is obtained from the Health Authority and the Texas Natural Resource Conservation Commission, sewage treatment effluent may not be discharged into any waters of the State.
- (3) The applicant or licensee of a park shall provide each manufactured home stand with one sewer riser pipe with a minimum diameter of four inches. The sewer riser pipe and other sewer connections must be installed and maintained in compliance with the plumbing code. The sewer riser pipe must be located on a manufactured home stand in a manner that causes the sewer connection to the manufactured home drain outlet to approximate a vertical position. The applicant or licensee of a park shall plug the sewer riser pipe on a manufactured home space when no manufactured home occupies the space and divert surface drainage away from the riser.
- (4) **Electrical wiring and power lines.** Electrical wiring and power distribution lines in a manufactured home park shall be installed in compliance with Division 23-11B-4 (Electrical Code).

(U) **Service Buildings and Other Community Service Facilities**

- (1) This Section applies to management offices, repair shops, storage areas, sanitary facilities, laundry facilities, indoor recreation areas, commercial uses supplying essential goods or services for the benefit and convenience of park occupants, and other community service facilities.
- (2) A facility described in Subsection (U)(1) must comply with all applicable City Codes. The facility must be properly protected from damage by ordinary uses and by decay, corrosion, termites, and other destructive elements. Exterior portions of the structure must be constructed to prevent moisture from entering the structure.
- (3) The applicant or licensee of a park shall furnish hot and cold water to every lavatory, sink, bathtub, shower, and laundry fixture and cold water to every water closet and urinal.
- (4) The owner or licensee of a park shall maintain service buildings at a comfortable temperature. Between October 1 and May 1, the applicant or licensee shall use heating equipment in compliance with Division 23-11B-9 (Property Maintenance Code), if necessary, to maintain a comfortable temperature.
- (5) A cooking shelter, barbecue pit, fireplace, wood-burning stove, or incinerator must be located, constructed, maintained, and used in a manner that minimizes fire hazards and smoke nuisance in the park and on neighboring property. A person may not start or maintain an open fire in a park except in a facility constructed for that purpose. A person may not leave an open fire unattended. A person may not use a fuel or burn material in an open fire that emits dense smoke or objectionable odors.

(V) **Refuse and Garbage Handling.** The applicant or licensee of a manufactured home park shall provide for the storage, collection, and disposal of refuse in the park in a manner that does not create a health hazard, rodent harborage, an insect breeding area, an accident or fire hazard, or air pollution.

(W) **Insect and Rodent Control**

- (1) The applicant or licensee of a manufactured home park shall maintain the grounds, buildings, and structures in a park free of insect and rodent harborage and infestation. The owner or licensee of a park may not use an extermination method or insect and rodent control that does not comply with the requirements of the Health Authority.
- (2) The applicant or licensee of a park shall maintain the park free of accumulations of debris that may provide rodent harborage or insect breeding areas.
- (3) The applicant or licensee of a park shall control the growth of brush, weeds, and grass in the park to prevent rodent and insect harborage or other pests, and the growth of noxious weeds detrimental to health. Open areas must be maintained free of heavy undergrowth.

(X) **Fuel Supply and Storage**

- (1) A natural gas piping system installed in a manufactured home park must be installed underground and maintained in compliance with applicable codes. An owner or licensee that provides piped gas to a manufactured home space shall cap the outlet in a manner that prevents the accidental discharge of gas and in compliance with the plumbing code when the outlet is not in use.
- (2) A liquefied petroleum gas system may not be installed in a park unless the available natural gas system is more than 1,000 feet from the park. A liquefied petroleum gas system must be maintained in compliance with applicable state statutes and City Codes.

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