

Section 19. R-MH Manufactured Home District Regulations

PURPOSE: The R-MH Manufactured Home District is established to provide adequate space for manufactured home subdivision development. This district recognizes the manufactured home as a specific form of housing.

USES GENERALLY: In an R-MH Manufactured Home District no land shall be used and no building shall be erected or converted to any use other than as hereinafter provided.

- A. **PRINCIPAL USES:** The following uses shall be permitted as principal uses for tracts of land not less than ten (10) acres in area: Single-family manufactured homes situated in a manufactured home subdivision.
- B. **ACCESSORY USES:** The following uses shall be permitted as accessory uses of a manufactured home subdivision:
1. Manufactured home plot rental office.
 2. Common swimming pool no nearer than one hundred twenty (120) feet to any residentially zoned district.
 3. Laundry room for the use of residents.
 4. Screened garbage storage on a concrete pad, no nearer than fifty (50) feet to any residentially zoned district, and not within the front setback.
 5. Toilet and shower facilities.
 6. Community or recreation building.
 7. One storage building per lot one hundred twenty (120) square feet or less, and having no plumbing.
 8. Communication equipment meeting the requirements of Chapter 7, Article XII of the Grapevine Code of Ordinance.

When any of the foregoing permitted accessory uses are detached from the principal single-family dwelling, said uses shall be located not less than forty-five (45) feet from the front lot line, twenty (20) feet from any street right-of-way, and six (6) feet from rear and side lot lines.

- C. **PARKING REGULATIONS:** Provisions for the parking of automobiles shall be permitted as an accessory use to any principal permitted use provided that such

shall not be located on a required front yard. Off-street parking shall be provided in accordance with the provisions of this Ordinance and other applicable Ordinances of the City.

D. AREA REGULATIONS: The following minimum standards shall be required.

1. Depth of front setback, feet..... 30
2. Depth of rear setback, feet.....25
3. Width of side yard, feet.....15
4. MANUFACTURED HOME: Only one single-family manufactured home shall be permitted on each lot or lot of record or each plot within a manufactured home subdivision. Each lot of record within a manufactured home subdivision shall contain a minimum of, square feet.....5000
5. Minimum square footage per dwelling unit, square feet.....600

E. HEIGHT REGULATIONS: The following height regulations shall be observed:

1. PRINCIPAL STRUCTURE: 1 story not to exceed 15 feet.
2. ACCESSORY STRUCTURE: 1 story not to exceed 15 feet, except storage buildings which shall not exceed 10 feet in height.

F. OTHER REQUIREMENTS: All underpinning shall be of brick, stone, or other masonry or material of equal characteristics or comparable and matching material to exterior siding of the manufactured home with the necessary vents, screens, and/or openings, and shall be installed within forty (40) days after emplacement of the manufactured home.

G. LIMITATION OF USES

1. No Storage boxes or any other containers to be picked up or dropped off by curbside self-storage services, moving services and other similar services shall be placed within a public right-of-way. Storage containers to be picked up or dropped off by such services shall be visible from a public right-of-way or adjacent property for a period not exceeding seventy-two (72) consecutive hours, and not more than two (2) instances during any thirty (30) day period.

