

Section 22A. R-MODH Modular Home District Regulations

PURPOSE: The R-MODH Modular Home District is established to provide for adequate space and site diversification for single-family detached modular home subdivisions. This district recognizes modular homes as a specific form of housing and provides appropriate standards generally consistent with the R-7.5 Single-family district regulations. Other requirements specific to modular home construction are set forth in this section.

USES GENERALLY: In a R-MODH Modular Home District no land shall be used and no building shall be erected for or converted to any use other than as hereinafter provided.

A. PRINCIPAL USES:

1. Single-family detached modular homes.

B. SECONDARY USES: The following uses shall be permitted as secondary uses to a single-family detached modular home provided that none shall be a source of income to the owner or user of the principal use:

1. Private garage.
2. Private swimming pool.
3. Storage buildings one hundred twenty (120) square feet or less and having no plumbing.
4. Cabana, pavilion or roofed area.
5. Communication equipment meeting the requirements of Chapter 7, Article XII of the Grapevine Code of Ordinance.
6. Sale of merchandise or goods, including but not limited to garage sales and yard sales, shall be limited to a maximum of once per quarter, for a period not to exceed three (3) continuous days. For the purpose of this paragraph, the month of January shall constitute the first month of the first quarter.

With the exception of Item 6, when any of the foregoing permitted secondary 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 a secondary 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 requirements shall be required:

1. Depth of front yard, feet..... 30
2. Depth of rear yard, feet..... 25
3. Width of side yard, feet..... 6
4. Width of lot, feet..... 65
5. Depth of lot, feet..... 100
6. Land area per dwelling unit, square feet..... 7500
7. Square footage of dwelling unit, square feet.... 1200
8. Only one single-family detached modular home shall be permitted on each lot or lot of record as the case may be.

E. HEIGHT AND AREA REGULATIONS:

1. Maximum height of principal structures 2 stories or 25 feet
2. Height of secondary structure 1 story not to exceed 16 feet, except a storage building which shall not exceed ten (10) feet in height.
3. Lot coverage by principal structure 40 percent of total lot area.

F. OTHER REQUIREMENTS:

1. Each modular home shall bear a State of Texas Inspection sticker issued pursuant to the Texas Manufactured Housing Standards Act.
2. Each modular home shall be set on a permanent concrete foundation designed and sealed by a registered engineer.
3. A site plan permit shall be issued on the same forms as a building permit. Said fee shall be fifty dollars (\$50.00).

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.