Article 26

MOBILE/MANUFACTURED /MODULAR HOME AND RECREATIONAL VEHICLE REGULATIONS

ADOPTED: FEBRUARY 19, 2008

CASE NUMBER: TA080102

ORDINANCE NO. 7737

ARTICLE 26: MOBILE/MANUFACTURED/MODULAR HOME AND RECREATIONAL VEHICLE REGULATIONS

Table of Contents

		Page No.
Section 1	*Purpose*	*2*
Section 2	*Definitions*	*2*
Section 3	*State and Federal Regulations*	*3*
Section 4	*Mobile/Manufactured Homes*	*4*
Section 5	*Recreational Vehicle/Trailer Parks*	*5*
Section 6	*Modular Homes/Industrialized Housing*	*5*
Section 7	*Noncompliance*	*6*
Section 8	*Additions*	*6*
Section 9	*Mobile/Manufactured Homes in Agricultural Districts*	*7*

ARTICLE 26: MOBILE/MANUFACTURED/MODULAR HOME AND RECREATIONAL VEHICLE REGULATIONS

SECTION 1 - PURPOSE

26.1.1 Description and Purpose

The purpose of this Article is to articulate the classifications of non-conventional housing (not constructed of masonry or wood) and their associated standard regulations. City, state and federal regulations govern where each type of housing may be located and what associated uses may occur.

This Article pertains to all future developments for Mobile/Manufactured/Modular Homes and Recreational Vehicles in the City of Grand Prairie and to existing Mobile/Manufactured Homes and Recreational Vehicles that are damaged or destroyed to the extent that the costs of construction or restoration will exceed 50% of its value immediately prior to the occurrence of such damage/destruction (UDC 19.5.1-2).

SUMMARY

Housing Type	Defining Characteristic	Location Determinants	Value
Recreational Vehicle	Self Propelled, Not a Modular Home	City Designates Appropriate Areas for Location	N/A
Mobile Home	Built Before 1976	May Be Excluded within City Limits	N/A
Manufactured Home	Built After 1976 to HUD Standards	City Designates Appropriate Areas for Location, Must Be Allowed within City Limits	N/A
Modular/Industrialized Home	Built in TX Licensed	Must Be Located Anywhere in City Where 'Stick-Built' Conventional Homes are Allowed	Compatible

SECTION 2 – DEFINITIONS

26.2.1 Definitions

Manufactured Home: A housing structure (also called a mobile home that meets HUD specifications) constructed on or after June 15, 1976 that conforms to the rules of the U.S. Department of Housing and Urban Development (HUD) as well as other specific standards of size and construction. Manufactured homes may not be prohibited within the City limits; however, state law does allow a city to designate appropriate areas for the location of manufactured homes. The term does not include a recreational vehicle as defined below.

Manufactured Home Park: A unified development of lots arranged on a tract of land under common ownership, which has been planned and improved for the placement of two or more manufactured homes for non-transient occupancy. For purposes of this definition only, a "lot" means a plot of ground within a manufactured home park, which is designed to accommodate one manufactured home.

Manufactured Home Subdivision: A unified development of lots for the placement of one manufactured home per platted lot for non-transient occupancy, established for the purpose of having individually owned lots.

Mobile Home: Mobile homes are defined as structures constructed before June 15, 1976 that meet specific standards of size and construction. Texas state law allows the prohibition of new

locations of "mobile homes" within the City limits. A Mobile Home is transportable in one or more sections and in the traveling mode is eight body feet or more in width or 40 body feet or more in length, or when erected on-site it is 320 or more square feet and built on a permanent chassis, designed to be used as a dwelling with or without permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems.

Modular/Industrialized Home: A modular or "industrialized" home is constructed in facilities licensed and inspected by the Texas Department of Licensing and Regulation and erected on a permanent foundation system. Under Texas law, this type of home must be allowed to locate wherever conventional, "stick-built" homes are allowed. These homes must be produced in a facility that is licensed by the Texas Department of Licensing and Regulation.

Recreational Vehicle: As referenced in the Unified Development Code refers to a vehicle that has been altered to contain sleeping quarters for temporary occupation. Specifically that would include a vehicle which is: a) built on a single chassis; b) 400 square feet or less when measured at the largest horizontal projections; c) self-propelled or permanently tow able by motor vehicle; d) designed primarily not for use as permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use; and e) required by Texas law to have a valid vehicle registration when traveling upon public streets. "Recreational vehicle" shall not include a manufactured home.

Recreational Vehicle Park: A unified development on a tract of land under common ownership designed primarily for transient service, on which recreational vehicles of the general public are parked or situated.

SECTION 3 – STATE AND FEDERAL REGULATIONS

26.3.1 State and Federal Regulations

A. ***Manufactured Homes:*** No new or substantially improved manufactured home(s) or Recreational Vehicle, parks, or subdivisions shall be placed within an Area of Special Flood Hazard. The following shall apply for expansions to existing manufactured home or recreational vehicle parks and subdivisions; and to manufactured homes not placed in a manufactured home park or subdivision:

1. Stands or lots shall be elevated on compacted fill or on pilings so that the lowest floor (finished floor) of the manufactured home will be two feet above the 100-year fully developed flood level and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement with certification by a registered professional engineer that the improvements will not increase flood flows, heights, or damages. Specific requirements for anchoring shall be per Administrative Rules for the Texas Department of Housing and Community Affairs 10 Texas Administrative Code Chapter 80, as currently amended.

2. Adequate surface drainage and access for a hauler shall be provided.

3. For elevations on pilings, piling foundations shall be placed in stable soil no more than ten

(10) feet apart, and reinforcement shall be provided for pilings more than six (6) feet above the ground level.

B. Recreation vehicles shall not be parked within an Area of Special Flood Hazard.

C. Notwithstanding any zoning or other law, in the event that a manufactured home occupies a lot in a city, the owner may remove the manufactured home from its location and place another manufactured home on the same property, provided that the replacement is a newer manufactured home and is at least as large in living space as the prior manufactured home. An owner's ability to replace the home as a result of a fire or natural disaster cannot be restricted, and other than, in the case of fire or natural disaster, the owner shall be limited to a single replacement.

SECTION 4 – MOBILE/MANUFACTURED HOMES

26.4.1 The City of Grand Prairie allows mobile/manufactured homes to be located within the City in a Planned Development for Manufactured Homes.

26.4.2 Mobile or manufactured homes that are non-conforming land uses, buildings and/or structures shall follow the requirements of Article 19, "Non-conforming Development," of this Unified Development Code.

26.4.3 A Planned Development for Mobile/Manufactured Homes or a Planned Development for Recreational Vehicles must have a Specific Use Permit and Site Plan. See *Figure 1* for minimum standards.

FIGURE 1

Minimum Standard	Mobile Home	Manufactured Home	Modular Home	Recreation Vehicle
Land Area *(Acres)*	5	25	SEE UNIFIED DEVELOPMENT CODE FOR THE APPLICABLE ZONING DISTRICT AND SPECIFIC STANDARDS	5
Lot Area *(Sq. Ft.)*	2,500	4,500		1,500
Lot Width *(Feet)*	40	40		30
Lot Coverage	***50% MAX LOT COVERAGE***			**N/A**
Front Yard *(Feet)*	20-30*	20-30*		20-30*
Rear Yard *(Feet)*	10	10		10
Side Yard: *(Feet)* *Interior Lot* *Corner Lot*	 10 10	 10 10		 10 10
Distance Between RV's *(Feet)*	20	20		20
Height *(Maximum - Feet)*	35	35		N/A
Parking Spaces per Unit	2 Off- Street	2 Off-Street		1 Off Street/RV
Screening	Type 1 Fence with 8 Ft Evergreens	Type 1 Fence with 8 Ft Evergreens		Type 1 Fence with 8 Ft Evergreens
Landscaping (% of PD Area)	15%	15%		10 %
Notes	SUP/Site Plan	SUP/Site Plan		SUP/Site Plan

* 20 Ft setback from private drives

* 30 Ft. setback from dedicated street right-of-way

26.4.4 Permitted Uses -The following uses are not permitted in Planned Developments for Mobile/Manufactured homes:

Animal-related uses, auto-related uses, commercial and retail uses, industrial and manufacturing uses, office uses (except an incidental office for management of the park/subdivision), recreation and entertainment uses; personal service uses and wholesale distribution and storage uses.

SECTION 5 – RECREATIONAL VEHICLE/TRAILER PARKS

26.5.1 Recreational Vehicle or Trailer Parks are designed primarily for transient occupancy. They must be located on a site which has frontage on a Federal or State Highway and comply with the following requirements:

A. A site plan must be submitted and approved by the Planning and Zoning Commission prior to the issuance of any Clearing and Grading, Construction or Building Permit.

B. No more than 10% of the total fully developed and usable spaces shall be designed for and occupied by mobile homes for more or less permanent residential occupancy.

C. The minimum standards for Recreational Vehicles shown in Figure 1 shall be followed.

D. The minimum off-street parking required per trailer stand shall be one space per stand.

E. A Type 1 or Type 2 Screening Fence at least six feet in height must be constructed on any side of the recreational vehicle/trailer park that is not directly abutting a dedicated public street.

26.5.2 Permitted Uses -The following uses are not permitted in a Recreational Vehicle/Trailer Park: Animal-related uses, auto-related uses, commercial and retail uses, industrial and manufacturing uses, office uses (except an incidental office for management of the park/subdivision), recreation and entertainment uses; personal service uses and wholesale distribution and storage uses.

SECTION 6 – MODULAR HOMES /INDUSTRIALIZED HOUSING

26.6.1 A modular or "industrialized" home is constructed in facilities licensed and inspected by the Texas Department of Licensing and Regulation and erected on a permanent foundation system. These homes must be produced in a facility that is licensed by the Texas Department of Licensing and Regulation. Under Texas law, this type of home must be allowed to locate wherever conventional, "stick-built" homes are allowed per Chapter 1202 of Title 7, Local Government Code subject to the following conditions:

A. All single-family or duplex modular/industrialized housing must have exterior siding, roofing, roof pitch, foundation, fascia and fenestration compatible with current single family zoning standards in which the modular/industrialized housing is proposed to be located;

B. The City Council may require single-family or duplex industrialized housing to have a value equal to or greater than the median taxable value for each single-family dwelling located within 500 feet of the lot on which the modular/industrialized housing is proposed to be located, as determined by the most recent certified tax appraisal roll for each county in which the properties are located;

C. All single-family or duplex modular/industrialized housing must comply with all building setbacks and site requirements of the applicable zoning district; and

D. Provide the taxable value of the industrialized housing and the lot after installation of the modular/industrialized housing; and

E. Indicate the deed restrictions otherwise applicable to the real property on which the modular/industrialized housing is to be located.

SECTION 7 - NONCOMPLIANCE

26.7.1 A person is in violation of this section if the person:

A. Fails to make an application for permit as required by this section; or

B. Constructs, erects, installs or moves any mobile/manufactured/modular/recreational vehicle housing into the City, which does not comply with this section.

C. Any person, firm, association of persons, company, corporation, or their agents, servants, or employees violating or failing to comply with any of the provisions of this article shall be fined in an amount not to exceed two thousand dollars ($2,000), and each day any violation of noncompliance continues shall constitute a separate and distinct offense. The penalty provided herein shall be cumulative to other remedies provided by state law, and the power of injunction as provided in V.T.C.A. Local Government Code Section 54.016 and as may be amended, may be exercised in enforcing this article whether or not there has been a complaint filed.

SECTION 8 - ADDITIONS

26.8.1 Construction of Additions to Mobile Homes

A. No person shall build or construct any addition of rooms to any mobile home located within the City without compliance to the following stipulations:

B. Mobile homes located within mobile home parks or located within a subdivision approved and zoned for mobile homes shall provide:

1. Plans for the room addition must be approved by the Building Advisory and Appeals Board; and

2. Plans must have the seal and signature of an engineer and must include a detail of the method of attachment to the mobile home; or

3. A plan from the manufacturer of the mobile home for an addition that is an optional accessory designed specifically for the mobile home may be submitted for approval; and

4. Each of the plans are signed and dated by the authorized representative of the property owner(s), or mobile home park management, whichever applicable.

5. Carports, patio covers, decks and open or screened-in porches are allowed provided:

   a. No Building Board approval is necessary.

   b. Each of the plans is signed and dated by the authorized representative of the property owner(s), or mobile home park management, whichever applicable; and submitted at time of building permit application; and

   c. If the addition is attached to the mobile home, a plan of the method of attachment, bearing an engineer's seal and signature, must be provided.

C. Mobile homes located on individual lots or tracts of land not zoned for mobile homes shall be considered non-conforming structures and shall not be allowed room additions other than by the Zoning Board of Adjustments and Appeals.

SECTION 9 – MOBILE/MANUFACTURED HOMES IN AGRICULTURAL DISTRICTS

26.7.2 A Specific Use Permit for a mobile/manufactured home in the Agriculture zoning district may be approved by City Council upon recommendation by the Planning and Zoning Commission under the following conditions:

A. Property must be a minimum of 20 acres;

B. Only one mobile/manufactured home per tract of land will be allowed;

C. The mobile/manufactured home site must have an acceptable supply of drinking water and sewage disposal system approved by the Environmental Services Department, City of Grand Prairie;

D. The mobile/manufactured home must be owner occupied;

E. The mobile/manufactured home must be set back from the public right-of-way a minimum of 100 feet;

F. The mobile/manufactured home shall be approved for a specific length of time established by the SUP;

G. The mobile/manufactured home must have the appropriate seal attesting that it is a HUD

Code manufactured home;

H. The mobile home is to be used for residential purposes only.

I. The mobile home is a newer model than the one being replaced, and at least as large in living space as the prior manufactured home.

J. Screening devices may be a condition of approval as the circumstances or conditions may require.

K. Other than in the case of fire or natural disaster, the owner shall be limited to a single replacement of the manufactured home.