

MOBILE HOME/MANUFACTURED HOMES – Effective November 9, 2017

All – The new Zoning Code no longer includes a Manufactured Home zoning district; however, manufactured homes are still an allowable use in the Development Reserve (DR) and Suburban Residential (SR) zoning districts as long as they meet the following conditions:

- a. The home unit is transported, installed, occupied, and used in compliance with all applicable federal, state, and local laws;
- b. The home unit is installed on a permanent foundation consisting of masonry or concrete, with running gear, tongue, towing hitch, axles, and transporting lights removed, and has an anchoring system that is totally concealed under the structure in compliance with Texas Occupations Code, Chapter 1202, Industrialized Housing and Buildings;
- c. The home unit is oriented such that the longer side is parallel to the centerline of the most adjacent public roadway where the lot is addressed, or in instances where this standard cannot be met, the unit is rotated 90 degrees so that the side wall faces parallel to the same aforementioned street frontage;
- d. The home unit is not placed on a vacant lot or a lot previously established with a site-built dwelling;
- e. The home is less than 10 years old at the time of building permit application and will replace an existing manufactured home;
- f. The home is built to the Manufactured Home Construction and Safety Standards (HUD Code, 42 USC Ch. 5401-5426); and
- g. The home displays a certification label on the exterior of each transportable section.

Industrialized Home (Modular Homes)

Industrialized Home: Factory-built housing certified as meeting the State Building Code as applicable to modular housing. Once certified by the State, modular homes are subject to the same codes and regulations as conventional site-built homes.

33. Industrialized Home, is permitted subject to the following conditions:

- a. The home is affixed to a permanent concrete slab or grade beam foundation;
- b. If any space is exposed between the structure and the slab or ground, the home is skirted with matching weatherized material; and
- c. The home has either an attached or detached carport that can accommodate one (1) passenger vehicle or a fully enclosed one-car garage.

**Table 11.02.03.03
Residential Uses by Zoning District**

Land Use	Standards Reference	Zoning Districts																		Overlay District
		Interim	Residential						Nonresidential						Mixed Use Districts					
		DR	ES	SR	SU	UR	MF	NB	LB	GB	PO	HC	LI	HI	H	PS	OG	OR	MU	
Legend: P = Permitted; C = Conditional; S = Special Use; - = Prohibited																				
Family Home	Sec. 11.02.04.02(25)	C	C	C	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Home Occupation	Sec. 11.02.04.02(30)	C	C	C	C	C	C	-	-	-	-	-	-	-	-	-	-	-	C	C
Industrialized Home	Sec. 11.02.04.02(33)	C	-	C	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Manufactured Home	Sec. 11.02.04.02(34)	C	-	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Mobile Home		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Townhome	Sec. 11.02.04.02(48)	-	-	-	-	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-

F. Manufactured and Industrialized Homes.

1. **Skirting.** The vacant space between the finished grade of the property on which each manufactured or industrialized home is located and the exterior edges of the finished floor of each unit is skirted as follows:
 - a. **Installation.** Skirting shall be installed on a concrete footing so there is no visible gap between the finished floor and the ground.
 - b. **Materials.** The material used for skirting shall be rock, brick or concrete masonry construction. All skirting materials are compatible in appearance with the home and allow for adequate ventilation and drainage.
 - c. **Design.** The skirting shall be a continuous, complete, opaque, and rigid surface that lends permanency to the appearance of the unit and totally screens the crawl space under the unit.

2. Per the Texas Occupations Code, Section 1202.253, Municipal Regulation of Single Family and Duplex Industrialized Housing, single family industrialized homes shall:
 - a. 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 industrialized home is proposed to be located, as determined by the most recent certified tax appraisal roll of the county in which the property is located; and
 - b. Have exterior siding, roofing, roof pitch, foundation fascia, and fenestration compatible with the single family dwellings located within 500 feet of the lot on which the industrialized home is proposed to be located.

Sec. 11.04.02.03 Carports and Porte-Cocheres

A. **Generally.** Carports and porte-cocheres are allowed:

1. Within the areas available for construction of principal and accessory buildings on all properties that are developed with detached or attached dwelling units, except multifamily dwelling units.
2. Within parking areas (and in the case of porte-cocheres, passenger loading areas) of multifamily, nonresidential, and mixed use development.
3. Provided they are accessible from a public or private street, alley, or private interior drive.
4. Provided they are in addition to and not in lieu of an enclosed two (2) car garage constructed outside of the front or street side setback for all single family detached units constructed on lots greater than 35 feet in width.
5. If the entry of the carport or porte-cochere is at least 20 feet from the property line parallel to the street from which they take access.

B. **Prohibited.** Temporary, pre-assembled, or assembled on-site carports are prohibited in all districts.

C. **Survey Required.** A copy of a plat of survey showing all existing buildings on the lot or parcel of land where the carport, car cover, or porte-cochere is proposed to be located shall be submitted with the required building permit application.

D. **Height.** Carports and porte-cocheres shall not exceed one (1) story or 20 feet in height, whichever is less.

E. **Design and Appearance.** All car ports and porte-cocheres shall be permanent structures that are built on-site. Except for approved trellises, arbors, or similar open-roofed structures, car ports and porte-cocheres that can be viewed from a public street shall be constructed so that supporting posts, fascia, soffits, and roof and roof slope are of the same materials and color and resemble the principal structure.

F. **Applicable Building Standards.** Carports and porte-cocheres are subject to all applicable building codes of the City.

G. **Building Permit Required.** As permanent structures, no carports or porte-cocheres shall be constructed without first receiving a building permit.