ARTICLE XI.
(MHP)
MOBILE HOME PARK DISTRICT REGULATIONS

(Ord. No. 2835; 07/01/03)

SECTION A. PURPOSE.

1. The (MHP) Mobile Home Park District is intended to provide adequate space for mobile home park and subdivision development. This district recognizes the mobile home as a specific form of housing which may be suitable in certain areas of the city.

SECTION B. PRINCIPAL USES.

No land shall be used and no structure shall be erected for, converted to, or used for any principal use other than such uses as are allowed in the (MHP) Mobile Home Park District, in accordance with Article V of this ordinance.

Not more than one mobile home shall be allowed per space or lot of record. Such mobile home shall be properly connected to a city-approved water and sewer service.

The following additional uses shall be allowed in the (MHP) Mobile Home Park District:

1. One temporary building used for a real estate sales office only, located on property being sold within a subdivision, upon approval of the City Manager or Designee, for a period not to exceed one hundred-eighty (180) days. The City Manager or Designee is authorized, however, to approve additional successive one hundred-eighty (180) day periods of use, provided that such real estate sales office has been in regular and continuous use for the previous one hundred-eighty (180) day period. At such time as the use of the real estate sales office is terminated, the City Manager or Designee may require its removal from the subdivision. Such real estate sales office shall be maintained at all times;

2. Temporary on-site construction offices and buildings, upon approval of the City Manager or Designee, limited to the period of construction. Such on-site construction offices and buildings shall be maintained at all times. ***(Ord. No. 1705, 05/07/91)***

SECTION C. ACCESSORY USES.

No land shall be used and no structure shall be erected for, converted to, or used for any accessory use other than such uses as are allowed in the (MHP) Mobile Home Park District, in accordance with Article V of this ordinance.

The following additional accessory uses shall be allowed in the (MHP) Mobile Home Park District:

1. Meeting, party and/or social buildings, laundry facilities, and complex offices, as an accessory use to the mobile home park or subdivision;

2. Material recycling collection bin, only on the premises of a governmental, educational or institutional use which is permitted in this district. ***(Ord. No. 1705, 05/07/91)***

SECTION D. SPECIAL USE PERMITS.

Uses requiring approval of a Special Use Permit shall be allowed in the (MHP) Mobile Home Park District only in accordance with Articles V and XXI of this ordinance. ***(Ord. No. 1705, 05/07/91)***

SECTION E. PROHIBITED USES.

The following uses shall be specifically prohibited in the (MHP) Mobile Home Park District:

1. Any structure erected or land used for other than one or more of the uses specifically permitted pursuant to this Article and Article V of this ordinance;

2. Any use of property that does not meet the required minimum lot size; front, side or rear yard dimensions; lot depth or width; or which exceeds the maximum height, building coverage or any other standard as herein required, except as provided by Article XXVIII of this ordinance;

3. Mobile homes not appropriately connected to city water and sewer service, as determined by the City Manager or Designee;

4. The storage of equipment, material or vehicles, including abandoned vehicles, which are not necessary to the uses permitted in this district;

5. Travel trailers, campers, or recreational vehicles (RV) as the principal use on a space or lot, or as a place of residence. ***(Ord. No. 1705, 05/07/91)***

SECTION F. DEVELOPMENT PLAN REQUIRED.

An application for the (MHP) Mobile Home Park District shall be accompanied by a Development Plan. The Planning and Zoning Commission shall make its recommendation to the City Council in accordance with the standard procedures for a change of zoning in the city of Carrollton. The Planning and Zoning Commission and City Council may approve the Development Plan as submitted or make any modifications thereto as may be appropriate, provided that such modifications are not inconsistent with the minimum requirements of this Article. The approved Development Plan shall become a part of the amending ordinance.

1. CONTENT:

   The Development Plan for a (MHP) Mobile Home Park District shall include:

   a. A scale drawing showing any proposed public or private streets and alleys, building sites or building lots; any areas proposed for dedication or reservation as parks, parkways, playgrounds, utility and garbage pick-up easements, school sites, street widening, or street changes; the points of ingress and egress from existing public streets on an accurate survey of the boundary of the tract, and topography with a contour interval of not greater than five (5) feet, or spot grades where the relief is limited;

   b. Where building complexes are proposed, the development plan shall show the location of each building and the minimum distance between buildings, and between buildings and the property line, street line and/or alley line;

   c. The development plan shall indicate the arrangement and provision of off-street parking and off-street loading space, where required. Such may be presented by a typical example indicating the arrangement proposed. Any special traffic regulation facilities proposed or required to ensure the safe function of the circulation plan shall also be shown;

   d. Screening and landscaping shall be shown, indicating the location of any screening walls, ornamental plantings, playgrounds, wooded areas to be retained, lawns and gardens, as required by this ordinance or as may be determined to be necessary by the City Council;

   e. Any or all of the required features may be incorporated on a single drawing if such drawing is clear and capable of evaluation and interpretation.

SECTION G. SPECIAL HEIGHT REGULATIONS.

1. Church steeples, domes, spires, flagpoles, roof gables, chimneys and vent stacks may extend for an additional height not to exceed fifteen (15) feet from the maximum height limit of a structure to the highest point of any church steeple, dome, spire, flagpole, roof gable, chimney or vent stack.

2. Municipal water towers and sports lighting facilities, utility poles, and utility towers shall be specifically exempted from the maximum height restrictions imposed by this Article.

SECTION H. SPECIAL YARD REGULATIONS.

1. SPECIAL FRONT YARD REGULATIONS:

   a. Open and unenclosed terraces and porches may extend into the required front yard for a distance not to exceed five (5) feet; provided, however, that no supporting structure for such extensions shall be located within the required front yard.
   b. The supporting structure of an open, unenclosed carport may project into the required front yard for a distance not to exceed five (5) feet; provided, however, that the canopy of such carport shall not be allowed to extend into the required front yard beyond such supporting structure.

   c. Every part of a required front yard shall be open and unobstructed from a point thirty (30) inches above the general ground level of the graded mobile home space or lot to the sky. The requirements of this paragraph shall not apply to living plant material or landscaping, lighting fixtures, flagpoles, mailboxes, overhead service lines and utility poles, or fences, which shall be situated and constructed in accordance with the applicable codes of the city of Carrollton. Except as provided in Article XXVIII, Section A(1)(g) of this ordinance, fences located within a required front yard shall not exceed three (3) feet in height.
   (Ord. No. 1844, 11/03/92)

   d. The location, placement and dimensions of any sign located within this district shall be permitted in accordance with the applicable provisions of Chapter 17 of the Carrollton Code of Ordinances, otherwise known as the Sign Ordinance.

2. SPECIAL FRONT, REAR AND SIDE YARD REGULATIONS:

   a. The ordinary extensions of window sills, awnings, belt courses, cornices, roof overhangs, eaves, chimneys, and other architectural features may extend an additional twenty-four (24) inches into a required yard.

   b. The provisions contained in Section (H)(1)(a) and (b) of this Article shall also apply to the required exterior side yard, as herein defined.
   (Ord. No. 1641, 07/17/90) (Ord. No. 1844, 11/03/92)

SECTION I. IRREGULAR SHAPED MOBILE HOME SPACES OR LOTS.

Irregular or pie shaped mobile home spaces or lots, or any mobile home space or lot located on an "eyebrow", cul-de-sac or curved portion of a street, may be required to demonstrate on the development plan the ability to accommodate a building envelope for a structure meeting the minimum floor area as required herein. Such building envelope shall be established consistent with all required setback lines, which shall be computed inclusive of any easements which may exist on the lot. It is the intent of this paragraph to ensure that adequate area exists to allow proper placement of a structure on any irregular or pie shaped mobile home space or lot, or any mobile home space or lot located on an "eyebrow", cul-de-sac or curved portion of a street. (Reference Figure 1.2, Appendix A)

SECTION J. SIDEWALKS.

Sidewalks shall be provided in accordance with the Subdivision Ordinance, and shall be constructed in accordance with the standards prescribed by the city of Carrollton. ***(Ord. No. 1947, 10/19/93)***

SECTION K. MISCELLANEOUS REQUIREMENTS.

1. UTILITIES:

   All utility lateral and service lines located within the (MHP) Mobile Home Park District shall be installed underground, except for transmission or feeder lines, either existing or proposed, which are located within the (MHP) Mobile Home Park District, provided that such transmission or feeder lines shall be located within a paved easement or alley way provided by the property owner.

   Nothing set forth herein shall prohibit or restrict any utility company from recovering the difference between the cost of overhead facilities and underground facilities. Each utility whose facilities are subject to the provisions of this Article shall develop policies and cost reimbursement procedures with respect to the installation and extension of underground service.

2. SATELLITE TELEVISION RECEPTION DISHES:

   For any satellite television reception dish with a dish diameter in excess of two and one-half (2 ½) feet, the following shall apply.

   a. Satellite television dishes located within the (MHP) Mobile Home Park District shall be ground mounted only, with a diameter not greater than ten and one-half (10 ½) feet and a height at any position, not to exceed twelve and one-half (12 ½) feet above ground level. A satellite television reception dish shall not be located in front of the main structure or the front building line, and shall not be erected closer than three (3) feet from any rear or side property line of a lot, or from any rear or side perimeter line of a mobile home space. Such satellite television reception dish shall be screened in accordance with Article XXV of this ordinance.

   b. No lettering, logo, or any advertising or other writing shall appear on the face or back of such reception dish, except the name of the manufacturer, distributor, or seller of such reception dish, provided that such lettering does not exceed two (2) inches in height. ***(Ord. No. 2099, 09/05/95)***

3. OPEN SPACE AREA:

   Open space shall be provided within a mobile home park or subdivision at the ratio of five hundred (500) square feet for each of the first twenty (20) units, and two hundred (200) square feet for each additional unit in excess of twenty (20).

4. SPECIAL DEVELOPMENT STANDARDS:

   a. Sanitation, fire protection, and underground utility service shall be provided to each mobile home space or lot in accordance with the Carrollton Environmental Health Department requirements or any ordinance or code of the city regulating sanitation, fire protection, and utility service to mobile home developments;

   b. Foundation skirts shall be installed on each mobile home;

   c. Ingress and egress to the property shall be provided in accordance with the requirements of the Carrollton Department of Transportation;

   d. Drainage and garbage collection rights-of-way, fire lanes, and utility easements shall be provided as required by the city. Such can be accomplished by designating all private interior drives within the project as easements for vehicular access and service.

5. INTERIOR DRIVES:

   Private interior drives shall have a minimum easement width of forty (40) feet and shall have a minimum paved roadway width of twenty-eight (28) feet.

   Public interior streets shall be located within dedicated right-of-way, and shall have a minimum paved roadway width provided in accordance with the applicable standards established in Appendix A of the Carrollton Code of Ordinances, otherwise known as the Subdivision Ordinance.

6. PAVING:

   All private interior drives, entrances, and service drives shall have a minimum surfacing of six (6) inches compacted gravel and two (2) coats of penetration asphalt, and shall have a six (6) inch raised curb and gutter of concrete meeting the street standards of the city of Carrollton. The developer shall bear the total cost of construction and maintenance of all such improvements, including curb and drainage structures that may be necessary.

   All parking areas and public streets shall be paved in accordance with the standards prescribed by the city of Carrollton.

7. SCREENING:

   A solid, opaque screening wall or fence of not less than six (6) feet in height, measured at the highest finished grade, shall be provided along all perimeter property lines of a mobile home park or subdivision which do not abut a dedicated street, as indicated on the Development Plan. This requirement can be waived if natural or man-made physical features create an adequate separation or buffer from adjacent uses, as determined by the City Council.

   Such mobile home park or subdivision shall be screened from any adjacent arterial thoroughfare in

accordance with Article XXV of this ordinance.

8. WATER AND SEWER:

   Each mobile home space or lot shall be served by water and sanitary sewer. Engineering plans for water and sanitary sewer shall be submitted for review by the city. All applicable requirements of the city shall be complied with.

9. DRAINAGE:

   Engineering plans for drainage shall be submitted for review by the city. All applicable requirements of the city shall be complied with.

10. CONSTRUCTION PLANS:

    The construction plans for each installment shall be submitted to, and approved by, the city prior to the issuance of any permit for construction.

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SECTION L. HEIGHT AND AREA REGULATIONS.

		(MHP) DISTRICT
1.	Minimum mobile home space or lot area (Square feet)	7,000
2.	Minimum floor area of dwelling unit (Square feet of living area)	1,150
3.	Maximum height of structure	1½ stories, not to exceed 17'
4.	Maximum building coverage (As a percentage of total mobile home space or lot area) (Percent of lot area which can be covered by buildings) ***(Ord. No. 1844, 11/03/92)***	45%
5.	Minimum distance between detached structures on the same lot or mobile home space	
	a. From main structure to accessory structures ***(Ord. No. 1844, 11/03/92)***	0'
	b. From main structure to swimming pool, sauna, hot tub, antenna, carport, or satellite dish ***(Ord. No. 1641, 07/17/90)***	0'
6.	Minimum distance from a private drive, public right-of-way, alley, or street or alley easement to entrance of a garage or enclosed carport. (Where the applicable front, rear, or side yard requires a greater setback, such front, rear, or side yard setback shall apply) ***(Ord. No. 1641, 07/17/90)***	18'
7.	Minimum mobile home space or lot frontage on a street or drive (Measured at the front building line)	60'
8.	Minimum mobile home space or lot depth (Length of side mobile home space or lot lines)	100'
9.	Minimum depth of front setback (Measured from front property line or front line of mobile home space to any structure)	25'
10.	Minimum width of side setback (Distance between structure and any property line or any mobile home space line not deemed a front or rear yard)	
	a. Main Structure	
	1. Internal mobile home space or lot, or abutting an alley ***(Ord. No. 1641, 07/17/90)***	10'
	2. Abutting a freeway, freeway frontage road, or arterial thoroughfare (As identified on the Carrollton Transportation Plan) (Reference Article XXVIII)	25'

		(MHP) DISTRICT
	3. Abutting an arterial thoroughfare where the lot is separated from such thoroughfare by an opaque masonry wall constructed in accordance with Article XXV of this ordinance; or abutting a collector thoroughfare (Reference Article XXVIII)	15'
	4. Abutting any other type of street ***(Ord. No. 1739, 10/01/91)***	10′
	b. Accessory Structures	
	1. Accessory structure, swimming pool, sauna, or hot tub ***(Ord. No. 1739, 10/01/91; Ord. No. 1844, 11/03/92; Ord. No. 1844, 11/03/92)***	0'
11.	Minimum depth of rear setback (Measured from rear property line or rear line of mobile home space to any structure)	
	a. Main structure	10'
	b. Accessory structure ***(Ord. No. 1844, 11/03/92)***	0'
	c. Swimming pool, sauna, or hot tub ***(Ord. No. 1844, 11/03/92)***	0'
12.	Minimum required off-street parking spaces	Reference Article XXIV of this ordinance