

**SECTION 5.7: MANUFACTURED HOUSING DISTRICT (MH)**

**5.7.A Description**

The Manufactured Housing District is intended to serve as a residential district for persons living in manufactured homes outside of a mobile home park. The primary use of land is for single-family dwellings, along with related uses to provide the basic elements of an attractive living area.

**5.7.B Permitted Uses**

(1) Single-family detached dwelling, limited to occupancy by a family having no more than three individuals who are unrelated by blood, legal adoption, marriage or conservatorship. The owner and any agent of the owner shall be legally responsible for directly or indirectly allowing, permitting, causing, or failing to prohibit residential use of a dwelling in this district by more than three unrelated individuals.

(2) Accessory building to main use.

(3) Manufactured Homes

(4) Home Occupation

**5.7.C Conditional Uses**

None

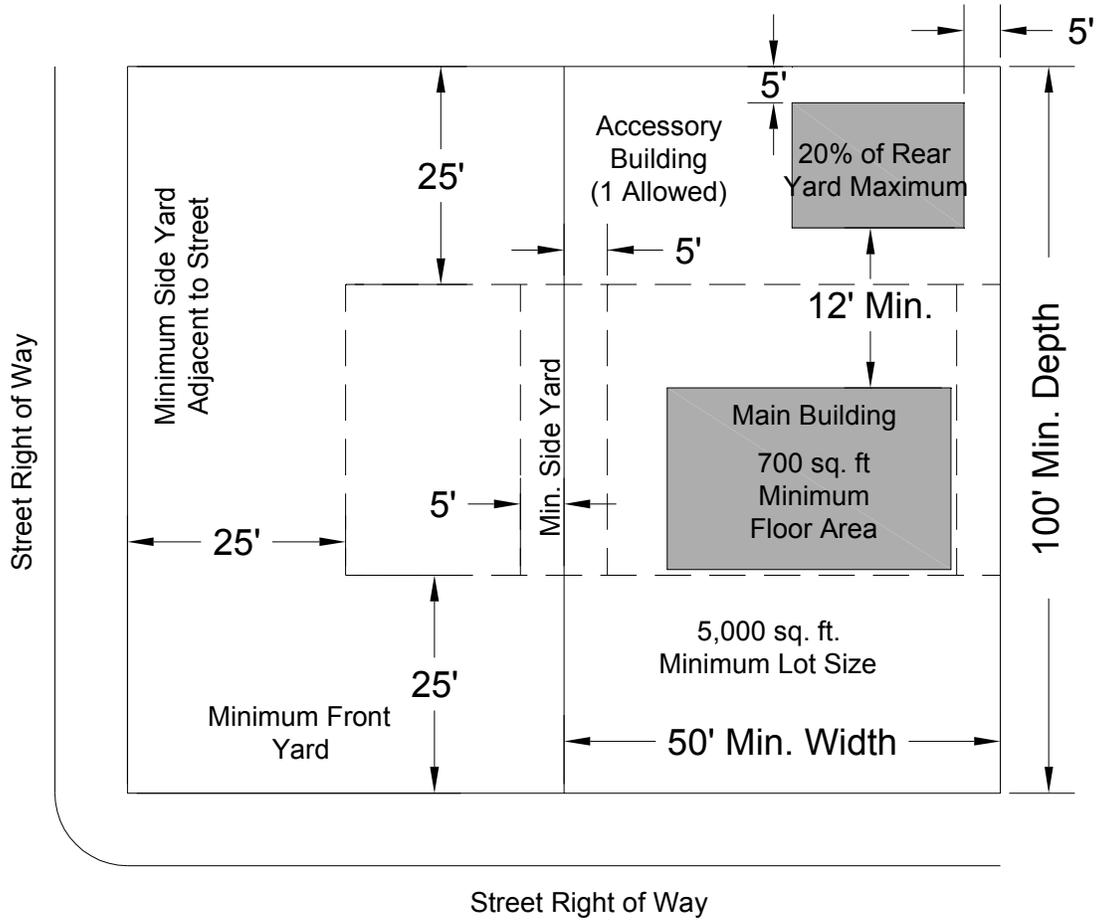
## Stephenville – Zoning Ordinance

### 5.7.D Height, Area, Yard, and Lot Coverage Requirements

- (1) Maximum density: One dwelling unit per lot.
- (2) Minimum lot area: 5,000 ft<sup>2</sup>
- (3) Minimum lot width and lot frontage: 50 feet
- (4) Minimum lot depth: 100 feet
- (5) Minimum depth of front setback: 25 feet
- (6) Minimum depth of rear setback: 25 feet.
- (7) Minimum width of side setback:
  - (a) Internal lot: five feet
  - (b) Corner lot: 25 feet from intersecting side street.
- (8)
  - (a) Minimum area of main building: 700 ft<sup>2</sup>
  - (b) Maximum main building coverage as a percentage of lot area: 40%
- (9) Accessory Buildings
  - (a) Maximum accessory building coverage of rear yard: 20%
  - (b) Maximum number of accessory buildings: one
  - (c) Minimum depth of side setback: five feet
  - (d) Minimum depth of rear setback: five feet
  - (e) Minimum depth from the edge of the Main Building: 12 feet
- (10) Maximum height of structures: 35 feet
- (11) Public, semi-public or public service buildings, hospitals, institutions or schools may not exceed a height of 60 feet. Churches, temples, and mosques may not exceed 75 feet, if the building is set back from each yard line at least one foot for each two feet additional height above the height limit in this district.

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### **5.7.E Parking Regulations**

A Single-family, MH District lot shall provide a minimum of two vehicle parking spaces, with a driveway connecting the parking spaces with a street or alley, and meet all the pertinent requirements contained in this Ordinance, Section 11, Parking Regulations of this Ordinance.

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### 5.7.F Development and Installation Regulations

Any property developed within the MH district as a HUD Code Manufactured Home or as a Manufactured Housing Subdivision shall meet the following requirements:

(A) The axles, wheels, and tow bar or tongue shall be removed.

(B) Secured to a permanent foundation or footing and piers, in accordance with manufacturer's specifications.

(C) Permanent steps installed at all exits.

(D) Skirting will be installed on all sides within thirty days of home installation. Skirting materials shall consist of materials compatible with the design of the home, enhancing its appearance. Unpainted or untreated corrugated metal, screen or wire, or lattice-style skirting is prohibited.

(E) A building official of the City of Stephenville must approve any structural alteration or modification made on site. All structural additions shall comply with the City's building codes and ordinances.