

SECTION 11-MH

MH MANUFACTURED HOME DISTRICT

- 100 The manufactured home is recognized as a special form of housing and is therefore subject to the specific and special standards as herein provided.
- 200 TYPES OF PRE-FABRICATED HOMES UNDER MH DISTRICT
- 201 Types of Pre-Fabricated Homes are recognized by this ordinance as follows:
- A. Manufactured Homes, hereinafter sometimes referred to as MH, as defined in Section 10-201(9)
 - B. Modular Home, herein classified same as a single-family dwelling and as defined in Section 10-201(9.2)
 - ~~C. Recreational Vehicle, hereinafter sometimes referred to as RV, as defined in Section 10-201(10)~~
- 202 TYPES OF PRE-FABRICATED HOME DEVELOPMENT UNDER MH DISTRICT
- Two types of Pre-Fabricated Home Development are provided for by this ordinance as follows:
- A. A Manufactured Home Park is a unified development of Manufactured Home sites, plats or transient stands arranged on a large tract under single ownership.
 - B. A Manufactured Home Subdivision shown on a subdivision plat approved by the City Planning and Zoning Commission and filed for record designed specifically for MH development. This type of development allows for the separate ownership of each lot.
 - ~~C. A Recreational Vehicle Park — See Chapter 5, Article X, Sections 5-140 through 5-180 of the City's Code of Ordinances. This type of development is arranged on a large tract under single ownership.~~
 - ~~D. A Recreational Vehicle Subdivision — same as "B" above.~~
 - EC. Single Family Lot – A lot in the MH District intended for single family use, shown on a subdivision plat approved by the City Planning and Zoning Commission and City Council.

- 300 APPLICATION
- 301 Prior to issuance of any building permit for a Manufactured Home Park a site plan shall be approved by the City's Planning and Zoning Commission and City Council.
- 302 Prior to issuance of any building permit on a Manufactured Home ~~or~~ Recreational Vehicle Subdivision, such subdivision shall be approved by the City's Planning and Zoning Commission and City Council and shall comply with the normal requirements for platting and with the provisions of this ordinance.
- 303 Once approved, Manufactured Homes, Parks and Subdivisions ~~and Recreational Vehicle Subdivisions~~ must comply with City's Subdivision Ordinance regarding street standards, drainage, utilities, etc.
- 304 Single Family Lots shall conform to the requirements specified in Section 11-R7B, Subsections 201, 202, 203, 204, 205, 206, and 207 respectively.
- 400 USES PERMITTED
- 401 The uses designated as permitted in the Manufactured Home District in Section 10-200 shall be permitted in a Manufactured Home. ~~and RV Park~~. In addition to such uses a caretaker's home and office shall be permitted, but only one such facility shall be permitted for each Manufactured Home Park development, except as otherwise provided in Section 11-902 hereof.
- 402 Only the uses designated as permitted in the MH District in Section 10-200 shall be permitted in the MH ~~and RV~~ Subdivision.
- 500 MANUFACTURED HOME ~~AND RECREATIONAL VEHICLE~~ DEVELOPMENT STANDARDS
- 501 No MH, ~~RV~~ or other structure permitted in the MH District may be erected, altered, placed, moved or converted on any lot or tract unless it is in conformity with all minimum area regulations specified in this subsection.
- 502 Manufactured Home Park Manufactured Home ~~or RV~~ Subdivision

Max Density (units/gross ac.)	12	8
Min. Open Space (sq. ft./unit)	280	---
Min. Site Area (ac.)	5	8
Min. Site Width (ft.)	300	300
Minimum Pad/Lot Area	1,750 sq. ft.	4,500 sq. ft.
Minimum Pad/Lot Width	25 ft.	45 ft.
Min. Yard		
Street	20 ft.	20 ft.
Street (corner)	10 ft.	10 ft.
Side (single)	10 ft.	5 ft.
Side (total)	20 ft.	20 ft.
Rear	10 ft.	10 ft.
Min. Building Separation		
Broad side to broad side	20 ft.	---
Narrow side to narrow side	10 ft.	---
Building access drive	5 ft.	---
Min. Internal Access Drive	25 ft.	---
Coverage	30%	30%

-503 RESERVED

-504 ~~Recreational Vehicle Subdivision—must comply with the same standards as indicated for a manufactured home subdivision shown in Section 502 above.~~ RESERVED.

-505 RESERVED

-506 ~~The tongue or towing device of a structure shall not be included in determining the structure's length dimension.~~ RESERVED

-507 ~~It is recognized by this ordinance that some RV structures are modified versions and have tip-outs, tilt-outs or slide-outs which enlarge the width of the structure when activated. (The parked dimension is larger than the traveling dimension). In the case of such structures, lot requirements outlined in Section 504 shall be complied with and moveable portions of the RV shall not infringe upon the side yard setback requirements or percentage coverage requirements, nor shall it cause any obstruction, i.e., movement of storage building, car, boat, etc., into the side yard setback.~~ RESERVED

-508 Developers shall designate parts of development by name listed on plat plan (i.e., Manufactured Home Subdivision, Manufactured Home Park, Recreational

~~Vehicle Subdivision, and Recreational Vehicle Park).~~

-509 RESERVED

-510 RESERVED

-600 DEVELOPMENT STANDARDS

-601 Single-family residential development in the “MH” District is limited to no more than twenty (20%) percent of the total lots in a manufactured home subdivision. Single-family residential development is not allowed in an MH park ~~or RV park~~ or subdivision.

-602 Sanitation, fire protection and utility services shall be provided to each lot, tract, plot or stand in the MH ~~or RV~~ developments in accordance with the City Health Department requirements or any ordinances or codes of the City regulating sanitation, fire protection and utility service to MH or RV developments.

-603 Open playground space within the MH Park or Subdivision shall be provided at a ratio of 250 sq. ft. for each of the first twenty (20) units or lots provided and at a ratio of 125 sq. ft. for each additional unit or lot provided. ~~RV Parks and Subdivisions shall provide open playground space of not less than ten percent (10%) of the total square footage of the RV Park or Subdivision.~~

-604 Street and drive surfacing, drainage and garbage collection right-of-ways, fire lanes and utility easements shall be provided as may be required by the City.

-700 DEFINITIONS – See Section 2

-800 SITE REQUIREMENTS

-801 All interior side setback requirements shall be free and unobstructed except for normal vegetation including trees, shrubbery, etc. Improvements such as asphalt, concrete, etc., shall not be permitted in easement areas.

-802 RESERVED

-900 GENERAL PROVISIONS

-901 Carports shall not be included as coverage in MH District. Carports in MH ~~or RV~~ developments must have a minimum of two sides open and may not be

enclosed at any time. Construction of carports must comply with all applicable City codes. At no time shall carports, or any portion thereof, be constructed in any setback area.

-902 A community or activity building may be constructed for use as a meeting hall, washateria, mailbox area, office, etc. Such building shall comply with all applicable City codes. At no time shall such building be used as a dwelling.

-903 Portable or accessory buildings shall be permitted, however, said buildings shall be included in percentage coverage computation. Utilities may be connected to such building. At no time may said building be altered to be used as a dwelling unit either temporary or permanent. (See definition of dwelling unit in Section 20-120)

-904 For purposes of this ordinance there shall be one single family dwelling unit, MH ~~or RV~~ per lot and the dwelling, MH ~~or RV~~ shall comply with the development standards outlined in Section 11-MH-500. Multiple lots may be purchased and replatted to make one large lot. However, until a replat is approved and accepted by the City Planning Commission and City Council, placement of a dwelling unit, MH ~~or RV~~ on said lots must comply with 11-MH-500.

-905 An RV (as defined in Section 20-148) may be placed in a MH park or subdivision, however, a MH is not allowed in a RV park subdivision.

-906 ~~Restroom facilities shall be required in RV Subdivisions. Restroom facilities are defined as a separate unit for male and female person, which shall consist of a commode, shower and lavatory for each sex. The term means unit for both sexes and pair of units constitutes one restroom facility. The number of restroom facilities required shall be determined by the following scale:~~

~~1—20 spaces 1 restroom facility~~

~~20—50 spaces 2 restroom facilities~~

~~50—100 spaces 3 restroom facilities~~

~~100—200 spaces 4 restroom facilities~~

~~1 restroom facility per 100 spaces thereafter~~

~~-908—Utility easements may not be infringed upon by improvements of any type, but may be used in satisfying setback requirements.-RESERVED~~

-1000 NON-CONFORMING USE

All Mobile Home Parks or ~~Subdivisions~~ and all Recreational Vehicle Parks or ~~Subdivisions~~ in existence on the effective date hereof which have been duly permitted and approved prior to such date shall be deemed to be in compliance herewith, provided however, that all terms, requirements and provisions of this ordinance shall be applicable to any extension, alteration or addition to such pre-existing park or subdivision.

-1100 PERMIT REQUIRED

Any person seeking to alter or expand a Mobile Home Park or Subdivision ~~or Recreational Vehicle Park or Subdivision~~ or construct a new Park or Subdivision under the provisions hereof shall obtain a written permit from the City Building Inspector of the City of Aransas Pass for the specific purposes proposed and shall comply with all applicable rules and regulations for the City of Aransas Pass.

SECTION 11A - RV

RV RECREATIONAL VEHICLE DISTRICT

-100 The recreational vehicle is recognized as a special form of housing and is therefore subject to the specific and special standards as herein provided.

-200 TYPES OF PRE-FABRICATED HOMES UNDER RV DISTRICT

-201 Types of Pre-Fabricated Homes are recognized by this ordinance as follows:

A. Recreational Vehicle, hereinafter sometimes referred to as RV, as defined in Section 10-201(10)

-202 TYPES OF PRE-FABRICATED HOME DEVELOPMENT UNDER RV DISTRICT

Two types of Pre-Fabricated Home Development are provided for by this ordinance as follows:

A. A Recreational Vehicle Park – See Chapter 5, Article X, Sections 5-140 through 5-180 of the City’s Code of Ordinances. This type of development is arranged on a large tract under single ownership.

B. A Recreational Vehicle Subdivision shown on a subdivision plat approved by the City Planning and Zoning Commission and filed for record designed specifically for MH development. This type of development allows for the separate ownership of each lot.

-300 APPLICATION

-301 Prior to issuance of any building permit for a Recreational Vehicle Subdivision a site plan shall be approved by the City’s Planning and Zoning Commission and City Council.

-302 Prior to issuance of any building permit on a Recreational Vehicle Subdivision, such subdivision shall be approved by the City’s Planning and Zoning Commission and City Council and shall comply with the normal requirements for platting and with the provisions of this ordinance.

-303 Once approved, Recreational Vehicle Subdivisions must comply with City’s Subdivision Ordinance regarding street standards, drainage, utilities, etc.

-304 ~~Single Family Lots shall conform to the requirements specified in Section 11- R7B, Subsections 201, 202, 203, 204, 205, 206, and 207 respectively.~~ RESERVED

-400 USES PERMITTED

-401 The uses designated as permitted in the Recreational Vehicle District in Section 10-200 shall be permitted in a Recreational Vehicle Subdivision and RV Park. In addition to such uses a caretaker’s home and office shall be permitted, but only one such facility shall be permitted for each Recreational Subdivision or Park development, except as otherwise provided in Section 11A -902 hereof.

-402 Only the uses designated as permitted in the RV District in Section 10-200 shall be permitted in the RV Subdivision.

-500 RECREATIONAL VEHICLE
DEVELOPMENTSTANDARDS

-501 No RV or other structure permitted in the RV District may be erected, altered, placed, moved or converted on any lot or tract unless it is in conformity with all minimum area regulations specified in this subsection.

-502 RV Park – See Chapter 5, Article X, Sections 5-140 through 5-180 of the City’s Code of Ordinances.

	Recreational Vehicle Subdivision	
Max Density (units/gross ac.)	20	8
Min. Open Space (sq. ft./unit)	280	---
Min. Site Area (ac.)	2	8
Min. Site Width (ft.)	---	300
Minimum Pad/Lot Area	1,750 sq. ft.	4,500 sq. ft.
Minimum Pad/Lot Width	25 ft.	45 ft.
Min. Yard		
Street	20 ft.	20 ft.
Street (corner)	10 ft.	10 ft.
Side (single)	10 ft.	5 ft.
Side (total)	20 ft.	20 ft.
Rear	10 ft.	10 ft.
Min. RV Separation		
Broad side to broad side	20 ft.	---
Narrow side to narrow side	10 ft.	---
RV access drive	28 ft.	---
Min. Internal Access Drive	30 ft.	---
Coverage	30%	30%

-503 RESERVED

-504 Recreational Vehicle Subdivision – must comply with the same standards as shown in Section -502 above

-505 RESERVED

-506 The tongue or towing device of a structure shall not be included in determining the structure’s length dimension.

-507 It is recognized by this ordinance that some RV structures are modified versions and have tip-outs, tilt-outs or slide-outs which enlarge the width of the structure when activated. (The parked dimension is larger than the traveling dimension). In the case of such structures, lot requirements outlined in Section

- 504 shall be complied with and moveable portions of the RV shall not infringe upon the side yard setback requirements or percentage coverage requirements, nor shall it cause any obstruction, i.e., movement of storage building, car, boat, etc., into the side yard setback.
- 508 Developers shall designate parts of development by name listed on plat plan (i.e., Recreational Vehicle Subdivision, and Recreational Vehicle Park).
- 509 RESERVED
- 510 RESERVED
- 600 DEVELOPMENT STANDARDS
- 601 Single-family residential development in the "RV" District is limited to no more than twenty (20%) percent of the total lots in a Recreational Vehicle subdivision. Single-family residential development is not allowed in an RV park or subdivision.
- 602 Sanitation, fire protection and utility services shall be provided to each lot, tract, plot or stand in the RV developments in accordance with the City Health Department requirements or any ordinances or codes of the City regulating sanitation, fire protection and utility service to RV developments.
- 603 Open playground space within the RV Parks and Subdivisions shall provide space of not less than ten percent (10%) of the total square footage of the RV Park or Subdivision.
- 604 Street and drive surfacing, drainage and garbage collection right-of-ways, fire lanes and utility easements shall be provided as may be required by the City.
- 700 DEFINITIONS – See Section 2
- 800 SITE REQUIREMENTS
- 801 All interior side setback requirements shall be free and unobstructed except for normal vegetation including trees, shrubbery, etc. Improvements such as asphalt, concrete, etc., shall not be permitted in easement areas.
- 802 RESERVED
- 900 GENERAL PROVISIONS
- 901 Carports shall not be included as coverage in RV District. Carports in

RV developments must have a minimum of two sides open and may not be enclosed at any time. Construction of carports must comply with all applicable City codes. At no time shall carports, or any portion thereof, be constructed in any setback area.

-902 A community or activity building may be constructed for use as a meeting hall, washateria, mailbox area, office, etc. Such building shall comply with all applicable City codes. At no time shall such building be used as a dwelling.

-903 Portable or accessory buildings shall be permitted, however, said buildings shall be included in percentage coverage computation. Utilities may be connected to such building. At no time may said building be altered to be used as a dwelling unit either temporary or permanent. (See definition of dwelling unit in Section 20-120)

-904 For purposes of this ordinance there shall be one single family dwelling unit, RV per lot and the dwelling, RV shall comply with the development standards outlined in Section 11A-RV-500. Multiple lots may be purchased and replatted to make one large lot. However, until a replat is approved and accepted by the City Planning Commission and City Council, placement of a dwelling unit, RV on said lots must comply with 11A-RV-500.

-905 An RV (as defined in Section 20-148) may be placed in a MH park or subdivision, however, a MH is not allowed in a RV park or subdivision.

-906 Restroom facilities shall be required in RV Subdivisions. Restroom facilities are defined as a separate unit for male and female person, which shall consist of a commode, shower and lavatory for each sex. The term means unit for both sexes and pair of units constitutes one restroom facility. The number of restroom facilities required shall be determined by the following scale:

1 – 20 spaces 1 restroom facility

20 – 50 spaces 2 restroom facilities

50 – 100 spaces 3 restroom facilities

150

100 – 200 spaces 4 restroom facilities

1 restroom facility per 100 spaces thereafter

-908 Utility easements may not be infringed upon by improvements of any type, but may be used in satisfying setback requirements.

-1000 NON-CONFORMING USE

All Recreational Vehicle Parks or Subdivisions in existence on the effective date hereof which have been duly permitted and approved prior to such date shall be deemed to be in compliance herewith, provided however, that all terms, requirements and provisions of this ordinance shall be applicable to any extension, alteration or addition to such pre-existing park or subdivision.

-1100 PERMIT REQUIRED

Any person seeking to alter or expand a Recreational Vehicle Park or Subdivision or construct a new Park or Subdivision under the provisions hereof shall obtain a written permit from the City Building Inspector of the City of Aransas Pass for the specific purposes proposed and shall comply with all applicable rules and regulations for the City of Aransas Pass.