

## **SECTION 17-18. "MHS" MOBILE HOME SUBDIVISION DISTRICT REGULATIONS**

**(a) Use Regulations:** A Mobile Home Subdivision shall be used only for the following purposes:

- (1)** Single family mobile home or pre-manufactured home in a subdivision as shown on a subdivision plat approved by the Planning and Zoning Commission and filed for record, designed specifically for and restricted to mobile home development.
- (2)** Church worship facilities.
- (3)** Buildings and uses owned or operated by public governmental agencies.
- (4)** Temporary buildings for uses incidental to construction work on the premises, which buildings shall be removed upon the completion or abandonment of construction work.
- (5)** Accessory buildings and uses, customarily incident to the above uses and located on the same lot therewith, not involving the conduct of a retail business except as provided herein and for home occupations as defined by this Ordinance.

**(b) Location of Mobile Home Subdivision:**

- (1)** Mobile Home Subdivision District will be granted only as an amendment to the Zoning Ordinance. The granting of each Mobile Home Subdivision District will be on the merits of each individual request for amendment.
- (2)** The location of a Mobile Home Subdivision District shall be in general conformance with the General Plan of the City, shall be located adjacent to a thoroughfare and adjacent to a Multi-Family District, Commercial District or Industrial District.

**(c) Height Regulations:** No building shall exceed thirty-five (35) feet or two and one-half (2-1/2) stories in height.

**(d) Area Regulations:** The minimum site area which may be developed or used for a mobile home subdivision is eight (8) acres.

**(1) Size of Yards:**

- a. Front Yard:** There shall be a front yard having a depth of not less than twenty (20) feet.
- b. Side Yard:** There shall be a side yard on each side of the lot of not less than ten (10) feet. This shall apply to any mobile home unit, canopy, carport or appurtenance. There shall be a side yard of twenty (20) feet on a side adjacent to a side street.
- c. Rear Yard:** There shall be a rear yard having a depth of not less than ten (10) feet.

**(2) Size of Lot:**

- a. Lot Area:** No mobil home unit or pre-manufactured home shall be placed on any lot less than five thousand (5,000) square feet.
- b. Lot Width:** The width of a lot shall not be less than fifty (50) feet.
- c. Lot Depth:** The depth of a lot shall not be less than one hundred (100) feet.

**(e) Special Regulations:**

- (1)** The mobile home subdivision shall meet all City requirements as set forth in the City of Lewisville General Development Ordinance and shall conform to all other regulations contained in the Lewisville Building Code, Gas Code, Plumbing Code, Electrical Code, Mechanical Code and any other applicable City Ordinances.
- (2)** All mobile homes shall conform to the State of Texas Standards for Mobile Home Anchorage, Tie Downs and Blocking.
- (3)** All underground utilities shall be provided.
- (4)** All mobile homes shall be skirted and all skirting shall be constructed of mortared brick.