

**SECTION 20
"MH" MANUFACTURED HOME DISTRICT**

A. PURPOSE

This zoning classification is established to provide adequate space and restrictions for the placement of manufactured homes in the City of Benbrook, where adequate streets and other community facilities are available for present and future needs. This district is designed to protect residential areas from pollution, environmental hazards and other objectionable influences, and to provide for adequate vehicular and pedestrian circulation. The "MH" District is established to provide housing densities compatible with existing and proposed neighborhoods and to promote the most desirable use of land and direction of building development, to promote stability of development, to protect the character of the district, to preserve the value of the land and buildings; and to protect the City's tax base.

B. USE REGULATIONS

In the "MH" Manufactured Home District, no building or land shall be used and no buildings shall be hereafter erected or placed, reconstructed, altered or enlarged, unless otherwise provided in this ordinance, except for one or more of the following uses:

a. PERMITTED USES

1. Manufactured Home
2. One family Dwellings.
3. Private garages and accessory buildings.
4. Portable or storage buildings and greenhouses not larger than one hundred twenty square feet (120 sq. ft.) of floor area and twelve feet (12') in overall height when located behind front setback, a minimum of five feet (5') from other property lines and not on any easement.
5. Hobbies or crafts, as an accessory use.
6. Temporary building to be used for construction purposes only, and which shall be removed upon completion or abandonment of construction work or removed upon request of the City Manager. Permits shall be issued for such temporary buildings for a period of six (6) months only, with a renewal clause for similar periods.
7. Antennae and towers not exceeding the maximum height allowed in the District (see paragraph C.4. below), antennae attached to existing structures and not increasing the overall height of the existing structure by more than ten feet (10'), and dish antennae not exceeding one meter (1 m) in diameter. Except for satellite dish antennae, no antennae or support structure shall be located within the required front, side or rear yard setback. To protect traffic safety and community appearance, no satellite dish antennae or support structure shall be located within the required front or second front yard setback, unless the Zoning Board of Adjustment finds that such an encroachment is necessary to prevent

impairment of installation, maintenance or reception and that a traffic sight restriction is not created.

8. Garages sales not exceeding two (2) in number on the same premises in any one calendar year; provided that the duration of each such sale not exceed three (3) calendar days and that no new merchandise acquired solely for the purpose of resale shall be sold at such occasional sale.

9. Home occupations

10. Real estate sales office for property located within the subdivision in which it is located. Sales offices shall require payment of an annual permit fee, to be established by the City Council. Use of a sales office shall cease within thirty (30) days of the sale of the last parcel within the subdivision. Field offices for the sale or rental of real estate shall be removed upon request of the Building Inspector. Sales offices shall not be used for the sale of property outside of the subdivision in which it is located.

b. CONDITIONAL USES

1. Farms, truck gardens, orchards or nurseries for the growing of plants, shrubs and trees, provided no retail or wholesale business sales offices are maintained on the premises, and provided that no obnoxious fertilizer is stored upon the premises, and no obnoxious soil or fertilizer processing is conducted thereon.

2. Animal lots for pasturing of horses, mules, cattle, sheep, goats, poultry or rabbits. Not more than one horse may be kept per acre available for grazing for the first two acres, and one horse per five acres thereafter. No more than one animal unit other than horses may be kept per five acres available for grazing. In calculating the number of animals allowed, horses and other animals shall not be double-counted, i.e. one horse or one cow per five acres. (See also the requirements in section 23, paragraph M.)

3. Private barn or stable, in accordance with the requirements of Section 23, paragraph M.

4. Uses customarily incident to any of the above uses when situated in the same dwelling and not involving the conduct of a business or industry, except home occupations as heretofore defined, such as the office of a physician, surgeon, dentist, or art gallery.

6. Any typically permitted secondary or accessory uses allowed in the district in the absence of the principal use if after consideration of the layout, configuration and relationship to existing subdivisions and neighborhoods, the Director of Planning determines that replatting the principal and secondary lots into a single lot is not possible or desirable.

7. Installations owned and operated by the City of Benbrook, Tarrant County, the State of Texas or Public Utility Companies, which installations are necessary for the public safety, governmental services, or the furnishing of utility services.

8. Antennae and towers exceeding the maximum height in the District and dish antennae exceeding one meter (1 m) in diameter, in order to protect community appearance from the negative visual effects of proliferation of large antennae. Conditional use permits shall be acted upon within 90 days of receipt of application. Persons aggrieved by a decision on a satellite dish antenna application may appeal to the Federal Communications Commission. Any new towers must also comply with the conditions of Section 23 N.

c. SPECIAL EXCEPTION USES

1. Special exception uses authorized by the Board of Adjustment under the provision of Section 29.

d. PROHIBITED USES

1. Compression Stations, Natural Gas

C. HEIGHT AND AREA REGULATIONS

In the "MH" Manufactured Home District, the following requirements shall apply:

1. All manufactured homes must be affixed to a permanent foundation and be connected to all required utilities.
2. Only one residential structure may be placed upon an approved lot.
3. Floor Space: The main residence shall contain a minimum of one thousand two hundred square feet (1,200 sq. ft.) of livable floor space, exclusive of garage, porches and breezeways, and incidental storage areas.
4. Height: No building hereafter erected, reconstructed, altered, or enlarged shall exceed two and one-half (2 ½) stories nor shall it exceed thirty-five feet (35'). Accessory buildings shall not exceed one story or fifteen feet in height.
5. Front Yard: There shall be a front yard of not less than twenty-five (25'), or the front yard indicated on a City-approved subdivision plat as filed in the Tarrant County Plat Records, whichever is greater. Corner lots shall have a minimum side yard of fifteen feet (15') on the second front yard, the yard generally parallel to the street with the greatest frontage, unless reversed frontage is approved by the Planning Director. If a building line shown on a City-approved subdivision plat as filed in the Tarrant County Plat Records is greater than fifteen feet (15'), then the platted building line shall be required on the second front yard. Garage doors and gates meant for vehicle use shall be located no closer than 20 feet from the right-of-way.
6. Rear Yard: There shall be a rear yard having a depth of not less than fifteen feet (15').
7. Side Yard: Corner lots having a minimum side yard of five feet (5') on side yards adjacent to interior lots.

Interior lots shall have minimum side yard dimensions of five feet (5') with a combined total of not less than fifteen feet (15').

8. Width of Lot: The width of a lot shall be a minimum of sixty feet (60') at the building line, provided that where a lot of record and in separate ownership at the time of the passage of this ordinance has less width than herein required, this ordinance shall not prohibit the erection of a one-family dwelling.
9. Lot Area: The minimum area of a lot shall be seven thousand square feet (7,000 sq. ft.), providing that where a lot has less than herein required and was of record and in separate ownership at the time of passage of this ordinance, this ordinance shall not prohibit the erection of a one-family dwelling.
10. Maximum Lot Coverage: The maximum portion of the lot area that may be covered by the main building and all accessory buildings shall not exceed 45 percent.

D. REQUIRED CONDITIONS

A site plan must be submitted to the Planning and Zoning Commission prior to the approval of any proposed development within the "MH" Manufactured Home District. The site plan shall include, but not be limited to the location and height of all structures, landscaping, fencing, setbacks, design of ingress and egress, off-street parking and loading facilities, height of all structures, proposed uses, and location and types of all signs in addition to the following:

1. Scale drawing with north arrow, all dimensions, all easements, the legal description and zoning of the subject property and all adjacent property, the names, address(es) and phone numbers of the property owner, the applicant and the person preparing the site plan.
2. Total land area, total building area and building to land ratio, the total floor area per dwelling unit, drainage information, existing and/or proposed fire hydrants, and provisions for external illumination and trash collection.

The Planning and Zoning Commission may require suitable screening and buffering devices and areas if necessary to preserve the existing and future character and value of adjoining property.

E. LANDSCAPING AND BUFFERYARDS

Landscaping and bufferyards shall be provided in accordance with Section 27 of this Ordinance.