

# UNIFIED DEVELOPMENT ORDINANCE FACT SHEET

## MHP Manufactured Home Park

This district contains land that is located, designed and operated as a site for residential uses consisting of manufactured homes in accordance with the permitted uses. The following supplemental standards shall apply to this district:

1. The construction, reconstruction, alteration, or enlargement of a manufactured home park must be pursuant to an approved site plan.
2. Minimum manufactured home park area is two contiguous acres.
3. Maximum gross density shall be 10 dwelling units per acre.
4. Minimum setback for a manufactured home from a public street shall be 15 feet.
5. Minimum setback for a manufactured home from a lot line shall be 15 feet.
6. Minimum setback for a manufactured home from a private street, parking, or other common area shall be 15 feet.
7. Minimum setback between two manufactured homes shall be 15 feet; except that private accessory storage structures located on an individual manufactured home lot need not maintain a separation from the manufactured home that occupies the same lot.
8. Parking areas may be located within common parking areas or on individual manufactured home lots, provided that the parking required for each manufactured home is located within 200 feet of each lot.
9. Each manufactured home park lot shall have access to public utilities, and it shall have vehicular access to/from either a public right-of-way or private drive.

Standards for this district in the UDO propose to integrate the area requirements, site plan and landscaping requirements, permit requirements and individual mobile or manufactured home standards as identified in the existing ordinance. Preservation of such insures the continued availability for viable alternatives for affordable housing in College Station.

### **Permitted Uses:**

- Educational Facility, Primary and Secondary
- Parks
- Wireless Telecommunication Facilities that are unregulated

### **Permitted with Specific Use Standards:**

- Manufactured Home
- Governmental Facilities
- Place of Worship
- Sexually Oriented Business (SOB)
- Utilities

**Permitted with a Conditional Use Permit:**  
Day Care, Commercial