

§ 4.6 SPECIAL PURPOSE DISTRICTS

4.6.1 Special Purpose Districts

Special purpose districts are established to accommodate a narrow set of uses and/or special circumstances, distinct from those that are accommodated within other zoning districts.

4.6.2 MH Manufactured Home Zoning District

A. Purpose Statement

The MH Manufactured Home Zoning District preserves appropriate land for the development for manufactured home parks and manufactured home subdivisions. Standards ensure that both manufactured home parks and subdivisions provide open space and recreational areas appropriate for the acreages and number of units provided.

B. Uses

Article 5 lists principal, accessory, and temporary uses allowed within the MH District.

EDITORS NOTE: Manufactured homes do not include homes of modular construction, built to building code standards. For clarification, the following definition should be added:

Modular Home. A method of construction for residential dwellings. Modular homes are built in multiple sections, called modules, at a facility and then delivered to the site where the modules are set onto the building's foundation and joined together to make a single building. Modular buildings and modular homes shall conform to all zoning requirements for the dwelling type and shall meet all local and state residential building code requirements.

C. Building Permit Required

It shall be unlawful to construct, alter, or extend any manufactured home park or manufactured home subdivision area within the limits of the City of Corpus Christi without a valid building permit issued by the Building Official accordance with Section 3.18.

D. Dimensional Standards

1. Table 4.6.1: MH District Dimensional Standards establishes the dimensional standards for manufactured home parks or manufactured home subdivisions.
2. The minimum district size required to be zoned the MH District is five acres and requires a minimum street frontage of 300 feet. This minimum size does not apply to expansions of existing manufactured home parks or manufactured home subdivisions.
3. The standards for a manufactured home park are applied to the park development as a whole, unless Table 4.6.1 specifically states a different applicability.
4. The standards for a manufactured home subdivision are applied to individual lots within the development. However, single-family dwellings within a manufactured home subdivision are subject to the standards of the SF-4.5 District.

| Table 4.6.1: MH District Dimensional Standards | | |
|--|------------------------|--|
| KEY | | |
| N/A = Not Applicable | | |
| | Manufactured Home Park | Manufactured Home Subdivision (Manufactured Homes Only) |
| BULK | | |
| Minimum Lot Area | 3,600sf/unit | 4,500sf/unit |
| Minimum Open Space (sf/unit) | 280sf/unit | N/A |
| Maximum Building Height | 35' | 35' |
| SETBACKS | | |
| Minimum Front Setback | 20' | 20' |
| Minimum Interior Side Setback | 10' | 10' |
| Minimum Corner Side Setback | 20' | 10' |
| Minimum Rear Setback | 15' | 10' |
| HOME SITE SEPARATION REQUIREMENTS | | |
| Minimum Building Separation - Broad Side to Broad Side | 20' | N/A |
| Minimum Building Separation - Narrow Side to Narrow Side | 10' | N/A |
| Minimum Building Separation - Building to Access Drive | 5' | N/A |

E. Manufactured Home Standards

The following standards shall apply to all manufactured homes, whether located in a park or in a subdivision:

1. The unit shall be placed on a permanent foundation consisting of masonry or concrete and constructed to City Building Code standards.
2. A crawl space shall be provided under each unit with access and ventilation as required by the International Building Code.
3. To insure against natural hazards such as hurricanes, tornadoes, high winds, and electrical storms, anchorage at each manufactured home shall be provided at the time of installation and must be in accordance with applicable construction codes.
4. Skirting or a curtain wall, unpierced except for required ventilation and an access door, shall be installed and maintained so that it encloses the area under the unit. The skirting or foundation shall be a continuous, complete, opaque, and rigid surface that lends permanency to the appearance of the unit and totally screens the crawl space under the unit.

F. Manufactured Home Park Standards

1. Exception to Home Site Separation Standard

When an open carport or porch is located contiguous to a manufactured home, a minimum building separation of ten feet shall be permitted from the outer edge of the open carport or porch.

2. Paving, Access, and Off-Street Parking

- a. Exposed ground surfaces in all parts of a manufactured home park shall be paved or covered with screening or other solid material or protected with a vegetative growth that is capable of preventing soil erosion and eliminating objectionable dust.
- b. A minimum width of 25 feet is required for all internal access drives.
- c. Access to the manufactured home park shall be from a public right-of-way.
- d. The park shall have a minimum of one access drive to the public right-of-way and one emergency access drive. The number and location of access drives shall be controlled for traffic safety and protection of surrounding properties.
- e. No manufactured home space shall be designed for direct access to a public street outside the boundaries of the manufactured home park. Interior access drives shall be paved and maintained in a smooth hard and dense surface which shall be well drained.

- f. Off-street parking spaces in manufactured home parks shall be provided in the ratio of one and one-half spaces per Manufactured Home in locations convenient to individual manufactured home pads.
- g. Dead-end streets shall be prohibited. Cul-de-sacs shall be permitted only in accordance with Article 8.

3. Buffering and Screening

The manufactured home park shall be screened and buffered from public rights-of-way (with the exception of ingress/egress points) and adjacent property in accordance with a Class C landscape yard per Section 7.9.

4. Additional Requirements

- a. The manufactured home park shall conform to all other regulations contained in the City Building Code, Gas Code, Fire Code, Plumbing Code and Electrical Code.
- b. A manufactured home park exceeding 600 feet in depth shall be required to install a looped six-inch fire main, located within the manufactured home park and installed at or near the edge of the paving in a dedicated easement or fire lane. Fire hydrants shall be located along the fire main so as to make fire protection available to all surface property in the manufactured home park. This facility is to be installed at the applicant's expense and maintained by the City. Metered service connections are to be provided for the fire main as approved by the Water Director.
- c. Outside lighting shall be erected in such a manner that is not detrimental to or projected onto adjacent properties.

G. Manufactured Home Subdivision Standards

- 1. In manufactured home subdivisions, there shall be at least two off-street parking spaces per lot.
- 2. Unless otherwise provided in this section, a manufactured home subdivision shall be subject to the same requirements as a conventional subdivision as set forth in this Code and shall also conform to all other regulations contained in the Building Code, Gas Code, Fire Code, Plumbing Code and Electrical Code.

4.6.3 RV Recreational Vehicle Park Zoning District

A. Purpose Statement

The RV Recreational Vehicle Park Zoning District provides for the development of tourist accommodations which utilize recreational vehicle parks.

B. Uses

Article 5 lists principal, accessory, and temporary uses allowed within the RV District.

C. Building Permit Required

It shall be unlawful to construct, alter, or extend any recreational vehicle park area within the limits of the City of Corpus Christi without a valid building permit issued by the Building Official in accordance with Section 3.18.

D. Dimensional Standards

- 1. Table 4.6.3: RV District Dimensional Standards establishes the dimensional standards for recreational vehicle parks.
- 2. The minimum district size required to establish an RV District is three acres and requires a minimum street frontage of 100 feet. This minimum size does not apply to expansions of existing recreational vehicle parks.
- 3. The standards for a recreational vehicle park are applied to the development as a whole.

| 4.6.3: RV District Dimensional Standards | |
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| | Recreational Vehicle Park |
| BULK | |
| Minimum Open Space | 8% of total site area |
| Maximum Building Height | 35' |
| PERIMETER SETBACK | |
| Perimeter Setback Abutting a Street | 10' |
| Perimeter Setback Abutting Nonresidential District | 10' |
| Perimeter Setback Abutting Residential District | 30' |
| RV PAD SEPARATION REQUIREMENTS | |
| Minimum Separation Between Trailers | 10' |
| Minimum Separation Between Trailers and Structures | 20' |
| Minimum Separation from Access Drive | 5' |

E. Rental of Pads

Trailer pads shall be rented by the day or week only and the occupant of a trailer pad shall remain in the same recreational vehicle park not more than 180 continuous days.

F. Permitted Ancillary Uses

1. The following uses shall be permitted as accessory uses to a recreational vehicle park provided that such uses do not occupy more than 30% of the area within the park. None of these uses shall be allowed to operate within a recreational vehicle.
 - a. Personal service establishments of less than 4,000 square feet in gross floor area
 - b. Retail goods establishments of less than 4,000 square feet in gross floor area
 - c. Restaurant
 - d. Day care centers
 - e. Car wash
 - f. Gas stations
2. A single-family dwelling or manufactured home may be used for a resident watchmen or caretaker employed on the premises.

G. Paving, Access, and Off-Street Parking

1. Exposed ground surfaces in all parts of a recreational vehicle park shall be paved or covered with screening or other solid material or protected with a vegetative growth that is capable of preventing soil erosion and eliminating objectionable dust.
2. Access to the recreational vehicle park shall be from a public right-of-way.
3. The number and location of access drives shall be controlled for safety and protection of personal property.
4. No recreational vehicle pad shall be designed for direct access to a street outside the premises of the recreational vehicle park. Interior access drives shall be paved and maintained in a smooth hard and dense surface which shall be well-drained.
5. Internal access drives shall meet the following requirements:
 - a. A one-way access drive with no parking permitted shall be acceptable only if the drive is less than 500 feet in total length and serves less than 25 pads.
 - b. A one-way access drive with parking on one side only shall be acceptable if the drive serves less than 50 pads.

- c. Internal access drives must meet the following minimum width standards:
 - i. One-way, no parking: 11 feet
 - ii. One-way, parking on one side: 18 feet
 - iii. Two-way, no parking: 24 feet
 - iv. Two-way, parking on one side: 27 feet
 - v. Two-way, parking on both sides: 34 feet

6. Each recreational vehicle pad shall provide sufficient parking and maneuverability space so the parking, loading, or maneuvering of recreational vehicles incidental to parking shall not necessitate the use of any public street, sidewalk, or right-of-way or any private grounds not part of the recreational vehicle park.

H. Perimeter Setback Landscape

The perimeter setback required by Table 4.6.3 must be designed as follows.

- 1. When abutting a street, the perimeter setback shall be planted with one shrub for every three linear feet of landscape area, spaced linearly, excluding any points of ingress/egress. Alternatively, the landscape area may be planted with a mix of shrubs, perennials, native grasses, and other planting types that provide screening of a minimum of three feet in height.
- 2. When abutting a nonresidential district, the perimeter setback shall be planted as follows:
 - a. A fence or wall a minimum of six feet and a maximum of seven feet in height must be erected along 100% of the lot line shared with the nonresidential district.
 - b. One shrub must be planted for every three linear feet of landscape area, spaced linearly. As part of the landscape plan approval, shrubs may be spaced at various intervals based on specific site requirements, but the total number of shrubs planted must be no less than one per three linear feet of perimeter setback length.
 - d. The remainder of the perimeter setback must be planted in live groundcover, perennials, or trees.
- 3. When abutting a residential district, the perimeter setback shall be planted as follows:
 - a. A fence or wall a minimum of six feet and a maximum of eight feet in height must be erected along 100% of the lot line shared with the residential district.
 - b. Within the first ten feet of the perimeter setback, measured from the lot line:
 - i. One shrub must be planted for every three linear feet of landscape area, spaced linearly. As part of the landscape plan approval, shrubs may be spaced at various intervals based on specific site requirements, but the total number of shrubs planted must be no less than one per three linear feet of perimeter setback length.
 - ii. The remainder of this area must be planted in live groundcover, perennials, or trees.
 - c. Within the remainder of the perimeter setback:
 - i. One shrub shall be planted for every 300 square feet of area within the remainder of the perimeter setback.
 - ii. One tree shall be planted for every 3,000 square feet of area within the remainder of the perimeter setback.
 - ii. The remainder of the perimeter setback must be planted in live groundcover, perennials, or trees. Alternatively, open space amenities, such as seating areas, trails and walking paths, and picnic tables for the use of the on-site users are also permitted within this area.

I. Community Facilities and Open Space

Community facilities and open space shall be accessible from all recreational vehicle pads be accessible through trails, sidewalks, or drives.

J. Additional Requirements

1. The recreational vehicle park shall conform to all other regulations contained in Building Code, Gas Code, Fire Code, Plumbing Code, and Electrical Code.
2. Storage, collection, and disposal of refuse in the recreational vehicle park area shall be so conducted as to create no health hazards, rodent harborage, insect breeding areas, accident or fire hazards or air pollution. All refuse shall be stored in fly-tight, watertight, and rodent-proof containers, which shall be located no more than 150 feet from any parking space.
3. The recreational vehicle park area shall be subject to the rules and regulations of the Fire Department. A recreational vehicle park exceeding 600 feet in depth shall be required to install a six-inch fire main, looped if possible, located within the recreational vehicle park and installed at or near the edge of the paving in a dedicated easement or fire lane. Fire hydrants shall be located along the main so as to make fire protection available to all surface property in the recreational vehicle park. This facility is to be installed at the applicant's expense and maintained by the City. Metered service connections are to be provided from the fire main as approved in the site plan.
4. The owner of the recreational vehicle park area shall at all times operate the recreational vehicle park in compliance with this Code and shall provide adequate supervision to maintain the recreational vehicle park area, its facilities, and keep equipment in good repair and in a clean and sanitary condition at all times.
5. Outside lighting shall be in accordance with Section 7.6.