

## ARTICLE 8

### SINGLE FAMILY MODULAR RESIDENTIAL DISTRICT (R-3)

#### Sec. 8-1. PURPOSE

The intent of this district is to provide for an efficient and economic use of land together with such public and semi-public buildings and facilities and accessory structures as may be necessary and are compatible with such residential development. The provisions of this district are intended to protect and stabilize the essential characteristics of single-family development; to encourage such future development to occur on vacant land where the natural characteristics of such land are suitable for this type of development; to provide policies which will encourage development to occur where public facilities and services and other factors are available which are conducive to such residential development; and to discourage any activities not compatible with such residential development.

#### Sec. 8-2. PERMITTED USES

1. Uses permitted by right.
  - a. Single family detached dwelling;
  - b. Single Section mobile home;
  - c. Multi-section mobile home;
  - d. Modular home;
  - e. Leasing or renting of rooms, however, the number of tenants in each dwelling shall not exceed two (2);

- f. Public schools or private schools offering curricular comparable to that of public schools;
  - g. Churches and other houses of worship (See Section 14-5).
2. Accessory structures permitted.  
Garages, carports, storage rooms, swimming pools, and other structures which are customarily incidental to the principal structures.
  3. Uses permitted by special exception.
    - a. Child day care centers (See Section 14-4);
    - b. Public and private utility services, excluding sanitary land fills, incinerators, refuse and trash dumps (See Section 14-12);
    - c. Governmental buildings and services;
    - d. Semi-public recreational facilities and buildings.

Sec. 8-3. DIMENSIONAL REQUIREMENTS.

All principal and accessory structures shall be located and constructed in accordance with Section 8-4 where it applies, as well as the following requirements.

1. Residential uses:
  - a. Minimum lot area 5,000 square feet
  - b. Minimum lot width at building  
line 50 feet
  - c. Minimum lot depth 90 feet
  - d. Minimum yard setbacks:
    - 1) Front 25 feet

- 2) Side, interior 7.5 feet
- 3) Side, street 25 feet
- 4) Rear 20 feet

- e. Maximum building height of principal structures 35 feet
- f. Maximum percent of lot coverage 30%

2. Accessory structures:

- a. No accessory structure, excluding fences or walls shall be closer to any side or rear property than three (3) feet as measured from the overhang of the accessory structure;
- b. An accessory structure shall not exceed two (2) stories or twenty-five (25) feet in height.

3. Additional Requirements:

- a. Definitions. All manufactured housing permitted by this Article shall be identified according to Section 3-3, Use Definitions.
- b. Underpinned/Skirted. All single and multi-section mobile homes shall comply with the following requirements:
  - 1) Be completely around the structure from the base of the mobile home to the ground level beneath;
  - 2) Be of material with similar appearance to the mobile home or masonry material;
  - 3) Be weather-resistant material and material specifically designed by the mobile home manufacturers for skirting (not to be construed to

mean sheet metal or scrap metal or polyurethane scrap material);

4) Be skirted in such a way as not to allow access to the underside of the mobile home for storage and/or trash accumulation, but access only for repair purposes to the mobile home;

5) Be approved at the time the building permit is issued.

c. Permanent Foundation. All single and multi-section mobile homes shall be placed on a permanent foundation as defined in The Southern Building Code, Section 1302-Footings and Foundations.

d. Construction Standards. The following requirements relate to modular housing not bearing a modular decal of the Manufactured Housing Division, Texas Department of Labor and Standards:

1) Any home built outside the City of Big Sandy to be moved into the City shall be built according to the following building codes:

a) Building Code

b) Electrical Code

c) Plumbing Code

d) Heating and Air Conditioning Code

2) Must have a Certificate of Compliance by a registered architect or engineer, or be inspected by the City of Big Sandy.

e. Building Permit. All manufactured housing permitted by this Article must be issued a building permit before such is brought to a site, the same as for a site-built house.

Sec. 8-4. SPECIAL REGULATIONS.

In addition to Section 8-3, Dimensional Requirements, the following regulations shall apply where required:

1. Access (See Section 15-2);
2. Home occupations (See Section 15-7).
3. Nonconforming Uses (See Section 15-10);
4. Off-street parking and loading facilities (See Section 15-11);