

City of Jourdanton

Proposed Zoning Ordinance Amendment for Manufactured Housing and Special Use Permits

FAQs

- Where will manufactured homes be allowed?
 - If the proposed ordinance is approved, manufactured homes will only be allowed in the Manufactured Housing, “MH” zoning district.
- What if I already live in a manufactured home but my property is not zoned MH?
 - If you already live in a manufactured home, then you may continue to use the home. You are allowed a one-time replacement of the manufactured home with a newer model that is at least the same square footage or larger. The one-time replacement is limited to one replacement manufactured home per property.
- What if I was granted a Special Use Permit (SUP) for a manufactured home?
 - If you have previously been granted a Special Use Permit (SUP) for a manufactured home, then you may continue to use the home. You are allowed a one-time replacement of the manufactured home with a newer model that is at least the same square footage or larger. The one-time replacement is limited to one replacement manufactured home per property.
- How does the one-time replacement work?
 - The proposed ordinance allows for a one-time replacement of a manufactured home with a newer model that is at least the same square footage or larger. The one-time replacement applies to the property, so if the one-time replacement is used by the current property owner, a future owner would not be eligible for the one-time replacement. The one-time replacement does not apply to manufactured homes in the MH zoning district or to replacing an existing manufactured home which is destroyed due to fire or natural disaster.
- What if my manufactured home was previously replaced, do I still get a one-time replacement?
 - Yes, the one-time replacement rule becomes effective the date the ordinance is approved, and any replacements prior to the ordinance being approved would not be counted against the one-time replacement.
- I need affordable housing quickly, are there alternatives to manufactured housing?
 - In residential zoning districts, traditional stick-built construction is allowed as well as industrialized (modular) housing. Industrialized housing may be an option to consider if you were previously interested in manufactured housing. Industrialized housing is built off-site in modules and then transported to the homesite where it is assembled, attached to a foundation, and finished out. Industrialized housing is required to comply with the City’s building regulations, however due to the off-site construction process, industrialized housing is typically less expensive than traditional stick-built homes and can be constructed faster. Industrialized housing is allowed without any special approval everywhere that traditional homes are allowed.
- Where can I find additional information?
 - If you have questions or would like to discuss your specific situation, you may contact Code Compliance & Inspections at 830-769-3589 ext. 4.