



HORSESHOE BAY RESORT
ARCHITECTURAL COMMITTEE

**FACT SHEET-HORSESHOE BAY MANUFACTURED AND MODULAR HOUSING
STANDARDS APPLICABLE TO M-1 SINGLE FAMILY DWELLING LOTS**

Applicants must be in good standing with their annual Horseshoe Bay Maintenance Fund fees to be placed on an ACC agenda schedule.

Uses Permitted:	One single-family manufactured home, less than three (3) years old at the date of application, may be placed on a lot. One single-family modular home may be built on a lot. Accessory structures and buildings as defined below.
Permanent Foundation:	All manufactured homes and modular homes shall be placed on a permanent concrete foundation. Such foundation shall meet HUD Permanent Foundation Guide for Manufactured Housing's minimum standards.
Skirting:	Skirting shall be placed on a concrete footer so there are no visible gaps. The use of vinyl siding is prohibited as skirting material.
Roofs:	Minimum Roof Pitch 3:12. The roofline of all manufactured homes and modular homes shall have diverse or varied exterior planes. All roofs on buildings and structures on any Lot, Tract, or Land shall be either clay or concrete tile, hand-split thick butt shakes, or standing seam metal, and shall be properly installed on a suitable slope. Asphalt, asbestos, and/or fiberglass shingles shall NOT be permitted, except on those lot numbers designated with a "K".
Main Building Height:	Manufactured Homes may not exceed twenty (20) feet above the highest natural contour of the applicable lot. Modular Homes shall be permitted up to two (2) stories not to exceed thirty-two (32) feet above the highest natural contour of the applicable lot.

Accessory Buildings:	Other than carports or garages, accessory buildings may not exceed ten (10) feet by twelve (12) feet. Accessory buildings shall not exceed fifteen (15) feet in height. Accessory buildings may not be located in a front yard setback or within five (5) feet of rear or side lot lines. Accessory buildings may not be used for occupancy, and must be maintained in clean and sanitary condition.
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Decks, Porches, Patios and Exterior Landings:	Decks, porches or patios are required at the front and rear doors, and any other exterior door. A total of one hundred and fifty (150) square feet of decks or patios are required. The minimum landing dimension at any door is thirty-six (36) inches in the direction of travel. The width of the landing shall not be less than the door served.
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Fences:	Fences must not exceed seven (7) feet in height. Materials may not be chain-link, barbed wire, cyclone, or hurricane type fences. Wooden privacy fences are permitted. Fences shall not be located closer to the street than the front yard setback. Picket fences or similarly open fences with pickets at least two and one half (2-1/2) inches apart but not more than four (4) inches apart and no more than three (3) feet in height are permitted in the front yard setback.
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Driveways:	A paved driveway of not less than four hundred (400) square feet with a minimum width of twelve (12) feet shall be provided on the lot. The driveway shall provide space to park a minimum of two (2) cars. The driveway shall be paved all the way to the edge of the paved street or to the edge of the right-of-way if the street is not paved. No parking shall be permitted on any street or vacant lot.
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Garages:	At least one garage or carport of no less than two hundred (200) square feet per dwelling unit. Garage or carports shall be placed over a paved driveway. The structure shall be the same or a complimenting color to the principle structure. Specific types of roof materials excluded are preformed, corrugated, ribbed metal, fiberglass, plastic sheets or panels. Carports and/or garages may not have flat roofs.
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Storage:	Watercraft, trailers, equipment, and any other outdoor storage is permissible in the side and rear yards provided such items are screened from view from the street by a privacy wall or fence. The parking of watercraft and/or watercraft trailers exhibiting a current registration and license plate are permitted in a driveway or under a carport.
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Landscaping:	Landscape plans with a plant legend are required with permit applications. Designs should be water conscious, climate zone appropriate and sustainable.
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Minimum Dwelling Size:	All manufactured or modular homes shall require a minimum of seven hundred (700) square feet of living area in the dwelling portion of the home.
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Maximum Area of Dwelling:	No more than fifty (50) percent of total lot area shall be used for the dwelling. Total lot coverage for the main dwelling and all accessory structures may not exceed sixty (60) percent.
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Front Yard Setback:	Ten (10) feet from the front lot line to the closest structural projection, including porches, but not including eaves, overhangs, planters, or fireplaces.
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Side Yard Setbacks:	A side yard setback of not less than five (5) feet from all side lot lines. Corner lots shall maintain a minimum setback of ten (10) feet from the side street line.
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Rear Yard Setback:	Fifteen (15) feet from the rear lot line to the nearest building line.
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