

SECTION 417. "MH" ZONE, MANUFACTURED HOME.

A. PURPOSE.

This district is intended to promote orderly planned development of manufactured home parks and subdivisions to accommodate manufactured homes and related accessory uses. Regulations are designed to preserve and protect the residential character of the district and to ensure compatibility with adjacent districts.

B. PERMITTED USES.

1. Manufactured Home Subdivisions.
2. One (1) manufactured home per lot in a manufactured home subdivision.
3. Manufactured Home Parks.
4. One (1) manufactured home per space in a manufactured home park.
5. Single-family residence for owner or manager of manufactured home park.
6. Customary accessory uses and buildings, provided such uses are incidental to the principal use.
7. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon completion of or abandonment of the construction work.
8. Publicly owned and operated parks and recreation areas and centers.
9. Home occupations.
10. Churches or similar places of worship.
11. Schools: Public and private elementary and high.

C. CONDITIONAL USES.

1. Temporary home and land sales offices and model homes, provided they are located within the same subdivision as that land or homes which are offered for sale.
2. Public utility buildings, structures or appurtenances thereto for public service use. Extension of public service lines in public or private right-of-way is exempt from this requirement.
3. Any such other uses as determined by the Zoning Administrator to be similar to those uses listed above and not detrimental to the public health, safety and general welfare.

D. PROPERTY DEVELOPMENT STANDARDS FOR MANUFACTURED HOME SUBDIVISIONS.

1. Minimum Subdivision Size: 3 acres
2. Minimum Lot Area: 5,000 Sq. Ft.
3. Minimum Average Lot Width: 50 Ft.
4. Minimum Lot Frontage: 30 Ft.
5. Maximum Lot Coverage: 40%
6. Minimum Front Yard:
 - a. 20 Ft. from garage/carport. The driveway shall measure at least 20 Ft. from the back of sidewalk.
 - b. 15 Ft. from home, including covered porch or deck.
7. Minimum Side Yard:
 - a. 7 Ft.
 - b. Where a side lot line abuts a street, there shall be a side yard of not less than 15 Ft.
8. Minimum Rear Yard:
 - a. 15Ft.
 - b. Where the rear lot line abuts an alley, the required rear yard shall be measured from the center of the alley.
9. Minimum Manufactured Home Size: 320 Sq. Ft.
10. Maximum Building Height: 2 stories, but not to exceed 25 Ft.
11. Usable Open Space: 800 Sq. Ft. of "Usable Open Space" as defined in this Ordinance shall be provided for each manufactured home.

E. PROPERTY DEVELOPMENT STANDARDS FOR MANUFACTURED HOME PARKS.

1. Minimum Manufactured Home Park Size: 5 acres.
2. Minimum Area per Manufactured Home Park Space: 3,000 Sq. Ft
3. Minimum Average Width of Space: 40 Ft.
4. Minimum Depth of Space: 60 Ft.
5. Minimum Rear Yard: 10 Ft.

6. Minimum Front Yard:
 - a. 20 Ft. from garage or carport.
 - b. 10 Ft. from home, including covered porch or deck.
7. Minimum Side Yard:
measured to lot lin:
 - a. 7 Ft.
 - b. Where a side lot line abuts a street or access-way, there shall be a side yard of not less than 15 Ft.
8. Attached canopies, awnings, covered porches, covered patios, carport roofs and similar attached building projections shall be measured the same as the main structure for setbacks.
9. Minimum Manufactured Home Size: 320 Sq. Ft.
10. Maximum Building Height: 2 stories, but not to exceed 25 Ft.
11. Recreation Area:
 - a. 800 Sq. Ft. of "Usable Open Space" as defined in this Ordinance shall be provided for each manufactured home space.
 - b. Where a centralized recreation area as approved by the Development Review Board is provided, the "Usable Open Space" may be reduced up to 400 Sq. Ft. per manufactured home at the following ratio: For each square foot of recreational area, open space requirements may be reduced by three (3) Sq. Ft. Recreational areas may include community use facilities, indoor recreational areas, swimming pools, hobby shops, etc.
12. Screening: All manufactured home parks shall be screened from any adjacent non manufactured home development by a solid masonry screen wall six (6) Ft. in height, subject also to the fence height regulations established in Section 404 of this Ordinance.

Refer to Article V, Section 501, for specific screening requirements.

13. Driveways, Interior Streets and Access-Ways:
 - a. Manufactured home parks shall be located on or have direct access to a public street, except that no individual manufactured home space within the manufactured home park may have direct access to a public street.
 - b. A two-way interior street or access-way shall have a minimum width of twenty four (24) feet, except when an interior street or access-way is located between manufactured home parking spaces, it shall have a minimum width of thirty (30) feet.
 - c. All driveways and interior streets shall be paved with asphalt, concrete, paving stone, masonry or similar permanent, hard surface material.

- d. All plans and traffic engineering shall be subject to approval of the City Engineer and shall be based upon the spacing and maneuverability requirements for sixty (60) foot long manufactured homes.
 - e. Tandem parking is allowed for required parking located within individual spaces.
14. Certificate of Occupancy and Business License: No certificate of occupancy or business license shall be issued until thirty percent (30%) of the manufactured home spaces planned in any park, or ten (10) such spaces, whichever is greater, shall have been completely prepared, constructed and equipped for use in all respects.

F. LOCATIONS OUTSIDE OF PARKS AND SUBDIVISIONS:

- 1. Manufactured homes that are not located in an MH (Manufactured Home) Zone shall be subject to the development standards of the zoning district in which they are located.
- 2. Manufactured homes that are located in the MH (Manufactured Home) Zone but are not in a Manufactured Home Park or Subdivision shall be subject to the development standards of the R-1 (Single Family Residential) Zone.
- 3. A manufactured home may be allowed as a construction field office or temporary quarters for security personnel during construction, as per Section 404. M .2., provided no person other than the caretaker or night watchman occupies the unit.

G. GENERAL REGULATIONS.

- 1. Skirting: All manufactured homes not otherwise located on a permanent foundation shall be skirted with material similar in appearance to the material used for the siding on the Manufactured Home or provide a compatible base material of similar quality, shall completely enclose the space under the Manufactured Home, and shall be comprised of durable, low-maintenance, fire resistant material which is not susceptible to rapid weathering. The skirting shall be permanently maintained in good repair, be structurally sound, and not appear dilapidated, decayed or in disrepair.
- 2. Public Utilities: Every manufactured home shall be permanently connected to electric power, water supply, sewage disposal, gas and telephone service lines in compliance with applicable City Codes and all utility distribution and service lines shall be installed underground.
- 3. Accessory Buildings and Storage Structures: Accessory Buildings and Storage Structures in Manufactured Home Subdivisions or Parks are subject the requirements of Section 404 General Provisions, including the following:
 - a. Attached Accessory Buildings: Attached garages, carports, covered porches and patios, and storage structures shall be considered an integral part of the main structure in determining yard, lot and area requirements.

- b. Detached Accessory Buildings: No single detached accessory building or aggregate of accessory buildings shall exceed 750 square feet in area except by approval of a Conditional Use Permit.

H. GENERAL PROVISIONS.

The provisions of Section 404 shall apply.

I. SIGNS.

The provisions of Section 405 shall apply.

J. PARKING AND LOADING.

The provisions of Section 406 shall apply.

K. PLAN REVIEW.

The provisions of Section 303 shall apply to all single-family residences and individual manufactured homes.

L. DEVELOPMENT REVIEW.

The provisions of Section 304 shall apply to all uses other than single-family residences and individual manufactured homes.

M. CODE REVIEW.

The provisions of Section 305 shall apply to all uses other than single family residences.

N. LANDSCAPING REQUIREMENTS.

The provisions of Section 407 shall apply to all uses other than single family residences.