

Sec. 15-1-57. MH Zone, Manufactured Housing

(A) *Purpose.* This district is intended to promote orderly planned development of manufactured housing 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) One single-family dwelling or manufactured home per lot or parcel.
- (2) One single-family dwelling, manufactured home, motor home, travel trailer or park model trailer per lot in a recreational vehicle subdivision.
- (3) Customary accessory uses and buildings provided such uses are incidental to the principal use.
- (4) Temporary buildings for uses incidental to construction work, which buildings shall be removed from completion or abandonment of the construction work.
- (5) Publicly owned and operated schools, parks and recreation areas and centers, and recreational facilities incidental to the manufactured home park or subdivision.
- (6) Home occupations.

(C) *Conditional uses.*

- (1) Manufactured home parks.
- (2) Churches and similar places of worship.
- (3) Private schools.
- (4) Public utility buildings, structures, or appurtenances thereto for public service use.
- (5) Recreational vehicle subdivisions.
- (6) Bed and breakfast.
- (7) Golf courses and associated facilities but not including miniature golf or commercial driving ranges.

(8) Cemeteries and public or quasi-public facilities.

(D) *Property development standards.*

- (1) Minimum lot area: Five thousand (5,000) square feet.
- (2) Minimum average lot width: Fifty (50) feet.
- (3) Minimum lot frontage: Thirty (30) feet.
- (4) Maximum lot coverage: Forty (40) percent.
- (5) Minimum front yard: Twenty (20) feet.
- (6) Minimum side yard: Eight (8) feet, except that where a side yard lot line abuts a street, there shall be a side yard of not less than twenty (20) feet.
- (7) Minimum rear yard: Ten (10) feet.
- (8) Minimum manufactured home size: Five hundred (500) square feet.
- (9) Maximum building height: Not to exceed thirty-five (35) feet.
- (10) Skirting: All manufactured homes shall be skirted and maintained with a material that is not susceptible to rapid weathering. No untreated "earth to wood" contact (as defined by applicable building codes) shall be permitted.

(E) *Property development standards for RV subdivisions.*

- (1) Minimum lot area: Five thousand (5,000) square feet.
- (2) Minimum average lot width: Fifty (50) feet.
- (3) Minimum lot frontage: Thirty (30) feet.
- (4) Maximum lot coverage: Forty (40) percent.
- (5) Minimum front yard: Twenty (20) feet.
- (6) Minimum side yard: Eight (8) feet, except that where a side yard lot line abuts a street, there shall be a side yard of not less than twenty (20) feet.

- (7) Minimum rear yard: Ten (10) feet.
- (8) Maximum building height: Not to exceed twenty (20) feet.
- (9) Skirting: All manufactured homes and recreational vehicles shall be skirted and maintained with a material that is not susceptible to rapid weathering. No untreated "earth to wood" contact (as defined by applicable building codes) shall be permitted.

(F) *Property development standards for manufactured home parks.*

- (1) Minimum manufactured home park size: One and one-half (1.5) acres.
- (2) Minimum lot area: A minimum lot average of thirty-five hundred (3,500) square feet, and a minimum lot area of three thousand (3,000) square feet.
- (3) Minimum setback of any building or manufactured home from any public street line: Twenty (20) feet.
- (4) Minimum setback of any building or manufactured home from district boundary line: Twenty (20) feet.
- (5) Minimum setback of any building or manufactured home from mobile home park boundary: Fifteen (15) feet.
- (6) Placement of manufactured home or building on individual site:
 - (a) Minimum setback from private access street: Ten (10) feet.
 - (b) Minimum distance between manufactured homes and/or attached structures:
 - 1. Between two (2) opposing sides, and between a side and an opposing end: Sixteen (16) feet.
 - 2. Between two (2) opposing ends: Twelve (12) feet.
- (7) Minimum manufactured home size: Four hundred (400) square feet.
- (8) Maximum building height: Not to exceed twenty (20) feet.
- (9) Recreation area:

- (a) Five hundred (500) square feet of usable open space shall be provided for each dwelling unit. "Usable open space" shall mean space that can be enjoyed by people. This could include landscaped plazas, grass and trees, fountains, sitting areas, etc., which is meant to provide an open garden atmosphere. Usable open space does not include any required yards less than ten (10) feet in width, parking areas, vacant or undeveloped lots or any other space which does not contribute to the quality of the environment.
 - (b) Where a centralized recreation area is provided, the usable open space may be reduced up to two hundred fifty (250) square feet per manufactured home at the following ratio: For each square foot of recreational area, open space requirements may be reduced by three (3) square feet. Recreational areas may include community use facilities, indoor recreational areas, swimming pools, hobby shops, etc.
- (10) Screening: All mobile home parks shall be screened with a solid material fence six (6) feet in height as defined in section 15-1-44 of this ordinance, or as otherwise required by the planning and zoning commission.
- (11) Driveways and vehicular access:
- (a) Mobile home parks shall be located on or have direct access to a public street, except that no individual mobile home space within the mobile home park may have direct access to a public street.
 - (b) All driveways shall have a minimum width of twenty-four (24) feet, except when a driveway is located between trailer parking spaces it shall have a minimum width of thirty (30) feet.
 - (c) All driveways and interior streets shall be surfaced and maintained with a compacted aggregate base and surfaced with reclaimed asphalt or a material of equal or better strength and durability which meets the city engineer's minimum standards, weather permitting on the type of material requested by the property owner. All surface water run-off shall be retained on-site or drained into a drainage system approved by the city engineer, and shall be maintained by the property owner.

- (d) All plans and traffic engineering shall be subject to approval of the development review board and shall be based upon the spacing and maneuverability requirements for sixty-foot-long trailers.
- (12) Skirting: All manufactured homes shall be skirted and maintained with a material that is not susceptible to rapid weathering. No untreated “earth to wood” contact (as defined by applicable building codes) shall be permitted.
- (13) Public utilities: All utilities shall be in compliance with applicable codes, and all utility distribution and service lines shall be installed underground.
- (G) *General provisions.* The provisions of section 15-1-44 shall apply.
- (H) *Signs.* The provisions of section 15-1-45 shall apply.
- (I) *Parking and loading.* The provisions of section 15-1-46 shall apply.
- (J) *Plan review.* The provisions of section 15-1-33 shall apply to all uses.

(Ord. No. 382, §§ 1 – 3, 12-20-94; Ord. No. 522, §§ 1 – 4, 1-7-03)

Note—See editor's notes following § 15-1-47.

Cross reference—Subdivision regulations re mobile homes, § 12-1-50.