

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, subject to the provision of Section 417.D
2. One (1) manufactured home, or one (1) tiny house that is built off-site on a chassis where the suspension/axel components have been removed and the chassis is permanently attached to a permanent foundation, per lot in a manufactured home subdivision.
3. Manufactured Home Parks, subject to the provisions of Section 409.
4. One (1) manufactured home, or one (1) tiny house that is built off-site on a chassis where the suspension/axel components have been removed and the chassis is permanently attached to a permanent foundation, 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 principle 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.
12. The keeping of fowl, subject to the standards set out under Section 404.O.

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, to the main structure of the garage
 - b. 15 Ft. from main wall of home.
 - c. A covered front porch or deck may project up to 6 Ft. into the front yard setback area, as per the General Provisions section of this ordinance.
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.

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| 8. Minimum Rear Yard: | a. 15 Ft.
b. Where the rear lot line abuts an alley, the required rear yard shall be measured from the center line of 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.

The provisions of Section 409 shall apply.

F. LOCATIONS OUTSIDE OF PARKS AND SUBDIVISIONS:

1. 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.

G. GENERAL REGULATIONS.

1. Skirting: All manufactured homes not otherwise located on a permanent foundation shall be skirted with materials 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 to 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. ZONING CLEARANCE.

The provisions of Section 303 shall apply.

L. DESIGN 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.