

Zone District: R-7 Mobile Home Residential District (No land ownership)

Purpose. The standards of this district (R-7) are designed to retain and provide areas of high density residence for mobile home parks.

Setbacks:	Front	5'	Side	5'	Rear	5'
Max. Height	35'					
Minimum Lot Width:	50'					
Minimum Lot Size:	3,400 Square Feet					

(33) **Mobile home** means a dwelling unit with all the following characteristics:

- a. Designed as a detached single-family dwelling unit for long-term occupancy and containing sleeping accommodation, a flush toilet, a tub or shower bath, kitchen facilities, plumbing, sewer and electrical connections provided for attachment to outside systems;
- b. Designed to be transported after fabrication on its own wheels, on flatbed, other trailers or detachable wheels;
- c. Arrives at the site where it is to be occupied as a complete dwelling and is ready for occupancy except for minor and incidental unpacking and assembly operation, location on foundation supports or jacks, underpinned, connections to utilities and the like;
- d. Is not less than eight (8) feet in width and thirty-two (32) feet in length, excluding towing gear and bumpers;
- e. Is without motive power;
- f. Is manufactured after 1976 and certified pursuant to the "National Manufactured Housing Construction and Safety Standards Act of 1974," 42 U.S.C. §5401, et seq., as amended, and all regulations enacted pursuant thereto; and
- g. Complies with City ordinance modifications as authorized by state or federal law.

District Regulations: R-7 District:

- (1) Mobile home parks shall comply with minimum standards of layout and construction set forth in Chapter 8 of Title 8 of this Code. In the event of conflict between that Chapter and this Ordinance, the more restrictive provisions shall govern. No mobile home or accessory building shall exceed thirty-five (35) feet in height. Walkways, driveways, and service buildings shall be well-lighted, but all outdoor lighting shall be directed away from adjacent properties.
- (2) An accessory structure to a mobile home such as an awning, carport, windbreak or porch, which has a top or roof, shall be considered to be part of the mobile home.
- (3) Exposed ground surfaces in all parts of every mobile home park shall be paved, covered with stone screenings or other solid material, or protected with a vegetative growth that is capable of preventing soil erosion and of eliminating objectionable dust.
- (4) No mobile home park shall be operated until a permit and license are issued in accordance with established procedures.

Off Street Parking

§ 17-4-42. Off-street parking residential.

Each single family home or two-family dwelling constructed or relocated after the effective date of the ordinance from which this provision is derived shall provide on the building site at least one (1) accessible and usable off-street parking space for each dwelling unit, unless additional off-street parking spaces are required by the Roadway Classification Design Standards and Policies. Said parking space may be open or covered; however, no portion of the building site which is required for front or side yard setbacks shall be used as a part of the required off-street parking spaces. The parking space shall be permanent in character, shall be provided with a permanent driveway to a public roadway, and both the parking space and the driveway shall be paved with asphalt concrete, Portland cement concrete, pavers, or equivalent material.

Landscape:

Yes, Per Chapter 8 of Title 8

Outdoor Lighting

§ 17-4-52 Outdoor Lighting Performance Standards.

Residential incandescent lighting of 150 watts or fewer for each light fixture, and/or fluorescent lights of 20 watts or fewer per fixture are permitted.
Effective 8/12/2003

Public Sidewalks:

§ 17-4-44 (p) Five-foot public sidewalks as a minimum shall be provided.

Permitted Uses

§ 17-4-51 (9)

Uses by right.

1. Accessory buildings and structures.
2. Mobile home, one-family.

Uses by review. A use by review is any of the following uses which are permitted only upon issuance of a special use permit.

1. Church and religious buildings.
2. Recreational facilities, private.
3. Utilities as outlined in Section 17-4-30.
4. Recreational vehicle park.

Manufactured Homes:

Permitted