

DIVISION 12. - R-MH MOBILE HOME DISTRICT

Sec. 30-422.1. - Permitted principal uses.

The following uses of buildings and premises shall be permitted in the R-MH district:

- (1) Any principal use permitted in the R-1 district as set forth in Section 30-402.1, subject to all requirements applicable to such uses in the R-6 district as set forth in Division 7 of this article;
- (2) Manufactured home subdivisions on sites of not less than eight acres in area subject to all requirements applicable to single-family detached dwellings in the R-6 district as set forth in Division 7 of this article;
- (3) Manufactured home parks on sites of not less than eight acres in area, provided that a plan of development shall be required as set forth in Article X of this chapter.

(Code 1993, § 32-422.1; Code 2004, § 114-422.1; Ord. No. 2004-180-167, § 1, 6-28-2004)

Sec. 30-422.2. - Permitted accessory uses and structures.

Accessory uses and structures, including the following, which are customarily incidental and clearly subordinate to permitted principal uses shall be permitted in the R-MH district:

- (1) Any accessory use or structure permitted in the R-1 district as set forth in Section 30-402.2;
- (2) Uses and structures accessory to manufactured home subdivisions, manufactured home parks and individual manufactured home units, including awnings, porches, carports, parking areas, service buildings, rental management offices, maintenance and storage buildings, recreational facilities, community buildings and other uses for the convenience of residents.

(Code 1993, § 32-422.2; Code 2004, § 114-422.2; Ord. No. 2004-180-167, § 1, 6-28-2004)

Sec. 30-422.3. - Reserved.

Sec. 30-422.4. - Density and size of unit spaces within manufactured home parks.

The density and size of unit space within manufactured home parks in the R-MH district shall be as follows:

- (1) Density. The maximum density within a manufactured home park shall not exceed eight units per acre.
- (2) Unit space area. Individual spaces for manufactured home units shall be not less than 3,000 square feet in area.
- (3) Unit space width. Individual spaces for mobile home units shall be not less than 40 feet in width.

(Code 1993, § 32-422.4; Code 2004, § 114-422.4; Ord. No. 2004-180-167, § 1, 6-28-2004)

Sec. 30-422.5. - Yards within manufactured home parks.

Regulations for yards within manufactured home parks in the R-MH district shall be as follows:

- (1) No manufactured home space or accessory building shall be located within 25 feet of any public street or any exterior boundary of a manufactured home park.
- (2) No manufactured home unit or accessory building shall be located within 15 feet of any private street or access drive.
- (3) No manufactured home unit shall be located within 15 feet of any other manufactured home unit or accessory building.

(Code 1993, § 32-422.5; Code 2004, § 114-422.5; Ord. No. 2004-180-167, § 1, 6-28-2004)

Sec. 30-422.6. - Recreation space.

Outdoor recreation space totaling not less than 250 square feet in area for each manufactured home space within a manufactured home park shall be provided within such park.

(Code 1993, § 32-422.6; Code 2004, § 114-422.6; Ord. No. 2004-180-167, § 1, 6-28-2004)

Sec. 30-422.7. - Screening.

Manufactured home parks shall be effectively screened from abutting properties in R and RO districts by evergreen vegetative or structural fences or screens not less than 4½ feet in height.

(Code 1993, § 32-422.7; Code 2004, § 114-422.7; Ord. No. 2004-180-167, § 1, 6-28-2004)

Sec. 30-422.8. - Height.

No building or structure within a manufactured home park shall exceed 25 feet in height.

(Code 1993, § 32-422.8; Code 2004, § 114-422.8; Ord. No. 2004-180-167, § 1, 6-28-2004)

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