

5.4 R-3 MOBILE HOME PARK DISTRICT

5.41 INTENT: This district is intended for those areas where it is determined that mobile homes as defined in the definitions of this Ordinance are compatible with the character of conventional housing and, further, that for the purposes of Section 5.4 of this Ordinance, mobile homes shall be considered to be single family dwelling units subject to the same use regulations as conventional single-family dwelling units.

This district is created to be appended to any district, which includes single-family dwellings as permitted uses by right.

5.42 PERMITTED PRINCIPAL USES AND STRUCTURES: Any permitted principal use and structure in the Parent District to which this district is made a part shall be permitted including mobile homes, provided that such mobile homes meet the minimum requirements of Section 5.45 of this Ordinance.

5.43 PERMITTED ACCESSORY USES AND STRUCTURES: Accessory uses and structures permitted under the provisions of the regulations of the Parent District and those normally appurtenant to the uses and structures permitted as exceptions shall be permitted.

5.44 EXCEPTIONS: The City Council, following receipt of a recommendation from the Planning Commission, may permit all Permitted Principal Uses and Structures and all Permitted Special Uses which are allowable in the Parent District of which this district is made a part.

5.45 PERMITTED SPECIAL USES AND CONDITIONS FOR GRANTING SPECIAL USE PERMIT: Notwithstanding the requirements of Section 8.7 of this Ordinance, the following regulations shall supplement the Permitted Special Uses which are provided in the Parent District of which this district is made a part. These regulations shall supercede those of the Parent District where there is a conflict among regulations.

1. The mobile home shall be placed on a permanent foundation of concrete block or poured reinforced concrete or other comparable foundations. The permanent foundation shall be adequate for the placement and tie-down of the mobile home, thereby securing the super-structure against uplift, sliding, rotation, or overturning.

Anchors and tie-downs shall be placed at least at each corner of the mobile home or trailer unit and at intervals not to exceed ten (10) feet and shall be able to resist the design wind pressures and in any event shall be able to sustain a minimum tensile strength of two thousand eight hundred (2,800) pounds;

2. The mobile home shall be served by water and sewer facilities comparable to the water and sewer facilities required for conventional single-family dwelling units; and,
3. Mobile home lots shall be of such a size to allow a thirty (30) foot horizontal distance, in all directions, between mobile homes.

5.46 PROHIBITED USES AND STRUCTURES: All uses prohibited in the Parent District of which this district is made a part shall be prohibited.

5.47 MINIMUM LOT REQUIREMENTS: The minimum lot requirements, for mobile homes shall be three thousand two hundred (3,200) square feet.

5.48 MINIMUM YARD REQUIREMENTS: The yard requirements of the Parent District of which this district is made a part shall be the minimum yard requirements excepting that front yard distances shall be a minimum distance of twenty-five (25) feet from the edge of the access roadway.

5.49 MAXIMUM LOT COVERAGE: The lot coverage requirements of the Parent District of which this district is made a part shall be the maximum lot coverage requirements.

5.410 MAXIMUM HEIGHT: The height requirements of the Parent District of which this district is made a part shall be the maximum height requirements.

5.411 SIGN REGULATIONS: The sign regulations of the Parent District of which this district is made a part shall be the minimum requirements for sign regulations subject to additional requirements as prescribed by the Board of Zoning Adjustment.