

CHAPTER 20 RMHP MOBILE HOME PARK ZONE

Sections:

- 20.1.0 Purpose
- 20.2.0 Permitted uses
- 20.3.0 Permitted accessory uses
- 20.4.0 Conditional uses
- 20.5.0 Development Standards
- 20.6.0 Minimum requirements

20.1.0 PURPOSE. The RMHP mobile home district is established to provide for medium density residential areas, which would be compatible for the development of mobile home parks, and to prohibit the development of incompatible uses that are detrimental to the residential character. It is also to provide protection from hazards, objectionable influences, building congestion and lack of light, air and privacy. Certain essential and compatible public service facilities and institutions are permitted in this district.

20.2.0 PERMITTED USES. The following uses shall be permitted in the RMHP mobile home park district:

- (1) Mobile home parks which are licensed for the placement of individual residential mobile homes within the approved park boundaries and subject to the standards as set forth in this chapter.
- (2) Community recreation facilities, clubhouse, park office, laundry, storage and similar uses appurtenant to the mobile home park residents only.

20.3.0 PERMITTED ACCESSORY USES. The following uses shall be permitted as accessory in the RMHP mobile home park district:

- (1) Accessory uses and structures incidental to the convenience needs within the park and related to any permitted use; provided no container storage, shall be permitted.
- (2) All accessory buildings shall be constructed in conformance with the building code and placed upon the individual site in accordance with the required dimensional regulations of this zone.
- (3) Family day care homes as now existing and as amended.
- (4) The keeping of dogs and cats, provided such number of animals does not exceed three dogs and three cats.

20.4.0 CONDITIONAL USES. The following uses are permitted subject to approval of a special permit:

- (1) Home occupations.
- (2) Public and quasi-public uses related to the district.
- (3) Private nursery school, preschool, child mini-day care and child day care-center.
- (4) Non-motorized recreational trails and similar facilities.

20.5.0 DEVELOPMENT STANDARDS

- (1) Minimum lot area: Five thousand (5,000) square feet per unit.
- (2) Minimum park size: Five acres.
- (3) Lot Coverage: Fifty (50) percent.
- (4) Minimum Yard Setbacks:
 - (a) No individual mobile home site shall be closer than twenty (20) feet to any park boundary or street right-of-way nor closer than ten (10) feet to an interior private street except that the setback dimension may be reduced by half if a solid fence or wall is provided at the park boundary or street right-of-way.
 - (b) There shall be a minimum side-to-side dimension of twenty feet between mobile homes and a minimum end-to-end dimension of ten feet between mobile homes.
 - (c) Accessory structures. There shall not be less than ten feet between any mobile home and any detached carport.
- (5) Maximum building height:
 - (a) Principal building. Twenty-five (25) feet, except a greater height may be approved by special permit.
 - (b) Accessory buildings: Fifteen (15) feet.
- (6) Fences and hedges: (See Landscaping and Screening Chapter).
- (7) Parking: (See Off-Street Parking Chapter).
- (8) Landscaping: (See Landscaping and Screening Chapter).

20.6.0 MINIMUM REQUIREMENTS

- (1) No recreational vehicle sites for occupancy purposes shall be permitted within any mobile home park. A suitable area shall be provided and fenced for the storage only of recreational vehicles, boat trailers or other similar recreational devices.
- (2) Development and other minimum requirements for mobile home parks are provided in Ordinance 21-81, as amended.