

Sec. 5.6.5. RMH - RESIDENTIAL MANUFACTURED HOMES:

- 5.6.5.1. STATEMENT OF INTENT. This district is intended to include lands developed and suitable for development as indicated in the Comprehensive Plan, for low to medium density residential uses. Manufactured housing developments including parks, subdivisions and condominiums are the uses primarily encouraged within this district.
- 5.6.5.2. PERMITTED PRINCIPAL USES AND STRUCTURES. Manufactured housing developments, parks, subdivisions and condominiums as provided for in Sec. 5.2.9. of the LDR.
- 5.6.5.3. PERMITTED ACCESSORY USES AND STRUCTURES. Uses and structures customarily accessory and incidental to permitted principal uses and structures, subject to the same limitations as permitted principal uses and structures and as provided for in Sec. 5.2.9. of the LDR.
- 5.6.5.4. SPECIAL EXCEPTIONS. In conjunction with manufactured housing parks and condominiums (but not including subdivisions) having a minimum of 100 dwelling units, establishments for sale of convenience goods, personal and professional service establishments, and eating establishments, provided that all such establishments shall be designed and scaled to meet only the requirements of the occupants and their guests, and that there shall be no signs or external evidence of the existence of such establishments. Ground area devoted to such permissible uses shall not exceed 5% of the total ground area of the development.
- 5.6.5.5. PROHIBITED USES AND STRUCTURES.
- 5.6.5.5.1. Any use or structure which is not specifically, provisionally, or by reasonable implication permitted herein.
 - 5.6.5.5.2. Off-site signs.
 - 5.6.5.5.3. Excavation, borrow pits.
 - 5.6.5.5.4. Mining.
 - 5.6.5.5.5. Junk yards.
 - 5.6.5.5.6. Livestock, including swine, cattle, sheep, goats, and poultry but not to include horses.
 - 5.6.5.5.7. Kennels

5.6.5.6. MINIMUM LOT REQUIREMENTS. (Area and Width)

5.6.5.6.1. Manufactured housing developments:

5.6.5.6.1.1. Park, condominium:

Minimum lot width:

Single section: 45 feet.

Double section: 50 feet.

Minimum lot area:

Single section: 4,500 sq. ft.

Double section: 5,000 sq. ft.

5.6.5.6.1.2. Subdivision:

Minimum lot width: 50 feet.

Minimum lot area: 5,000 sq. ft.

5.6.5.6.2. Other permitted or permissible structures: As needed to meet other requirements herein.

5.6.5.7. MINIMUM YARD REQUIREMENTS. (See also Sec. 5.2.9. of the LDR)

5.6.5.7.1. Manufactured home subdivisions:

Front: 15 feet.

Side: 7 feet.

Rear: 10 feet.

5.6.5.7.2. Manufactured housing parks and condominiums.

Front: 15 feet.

Side: 7 feet.

Rear: 10 feet.

5.6.5.7.3. Other permitted or permissible uses and structures:

Front: 25 feet.

Side: 10 feet.

Rear: 15 feet.

5.6.5.8. MAXIMUM LOT COVERAGE BY ALL BUILDINGS. 40%

5.6.5.9. MAXIMUM IMPERVIOUS SURFACE COVERAGE. 55% for all upland soils. All other soils shall remain unimproved.

5.6.5.10. MAXIMUM HEIGHT OF STRUCTURES. Except as provided in Sec. 5.2.4., no portion shall exceed: 35 feet.

5.6.5.11. MINIMUM OFF-STREET PARKING AND LOADING REQUIREMENTS.

5.6.5.11.1. Manufactured homes: 2 spaces per dwelling.

5.6.5.11.2. Manufactured housing developments: 1 space for each 200 sq. ft. of gross floor area or 1 space for each 3 seats, whichever is greater, for community center, recreation hall or similar facility. Offices shall have 1 space for each 300 sq. ft. of gross floor area, plus 1 space for each employee.

5.6.5.12. LIMITATIONS ON SIGNS. No signs intended to be read from off the premises shall be permitted except.

5.6.5.12.1. Manufactured housing developments containing 20 or more dwelling units: One permanent identification sign, not exceeding 32 sq. ft. in area, erected at each principal entrance to the development.

5.6.5.12.2. No such sign shall be erected within 10 feet of any property line.

5.6.5.13. MINIMUM SQUARE FEET OF LIVING AREA. 500 sq. ft.

The minimum square footage requirement does not include any carport or garage. It also excludes any utility room which is separated from the building.