

ARTICLE XIII. "R-3", MOBILE HOME PARK DISTRICT

Section 1. The regulations set forth in this Article, or set forth elsewhere in this Ordinance when referred to in this Article, are the district regulations for the R-6 Mobile Home Residence District.

Section 2. USE REGULATIONS. A building or premises shall be used only for the following purposes:

1. Mobile homes.
2. Manufactured homes.
3. Home occupations.
4. Farms and truck gardens, orchards and wooded areas.
5. Parks, playgrounds, and community buildings owned or operated by public agencies.
6. Public libraries and museums.
7. Golf courses, country clubs, tennis courts, and similar recreational uses, all non-commercial.
8. Family homes, elder family homes, and physical disability homes, as defined by this Ordinance.
9. Accessory buildings and accessory uses customarily incident to any of the above uses.

Section 3. PARKING REGULATIONS. Whenever structures are erected or structurally altered there shall be provided parking spaces on the same lot as the main building in accordance with Article VII.

Section 4. HEIGHT REGULATIONS. No building shall exceed two and one and one-half (1 1/2) stories nor shall it exceed twenty-five (25) feet in height except as hereinafter provided.

Section 5. MOBILE HOME PARK REGULATIONS.

1. TOTAL AREA. A mobile home park shall consist of not less than 10 mobile home or manufactured homes.
2. SETBACKS. No mobile home park shall be located nearer than 50 feet from any public street or road or public highway, or nearer than 30 feet from any property line bounding the park if adjacent to a residential district, or 10 feet from any property line bounding the park for all other uses. This setback shall not apply to awnings, decks, and accessory buildings.
3. COMMON SPACE. A minimum of eight (8) percent of the total area of the mobile home park shall be devoted to common space for residents. This common area shall be easily accessible to all residents and may include space for a community building and community use facilities such as pools and indoor recreation areas, parks and playgrounds, open space, and other similar uses.

Section 6. INDIVIDUAL LOT REGULATIONS.

1. FRONT YARD. There shall be a front yard having a depth of not less than twenty (20) feet.
2. SIDE YARD. Zero lot lines are encouraged in order to utilize yard space, but in no event shall there be less than twenty (20) feet between any mobile home units. No mobile home shall be placed within five (5) feet of an accessory building.

3. REAR YARD. There shall be a rear yard having a depth of not less than ten (10) feet.
4. LOT AREA PER FAMILY. Every lot shall have an area of not less than five thousand (5,000) square feet with a minimum width of not less than fifty (50) feet.
5. ACCESSORY BUILDINGS. Accessory buildings may be located in the side and rear yards provided that a clearance of not less than five (5) feet is maintained between the accessory building and any mobile home or structure. Where no mobile home is within five feet, the accessory building may be within three (3) feet of any side or rear property line. Accessory buildings shall not be located within the required front yard.

Section 7. STREETS. Access to the individual mobile home spaces shall be from the interior street system of the mobile home park. Interior streets shall have the following minimum requirements for pavement widths.

1. Entrance streets and other collector streets with parking on both sides shall have a minimum of thirty-six (36) feet in width.
2. Entrance streets and other collector streets with parking on one side shall have a minimum of twenty-eight (28) feet in width.
3. Minor streets and other collector streets with parking on one side shall have a minimum of twenty-six (26) feet in width.
4. Minor or cul-de-sac streets with no parking shall have a minimum of twenty (20) feet in width (with a twenty [20] foot cul-de-sac radii).

Section 8. WATER SUPPLY. An adequate supply of pure water for drinking and domestic purposes shall be supplied to meet the requirements of the park.

Section 9. SEWAGE DISPOSAL. Waste from showers, toilets, slop sinks and laundries shall be discharged into a public sewer system or into a private sewer and disposal plant or septic tank system in compliance with applicable statutes.

Section 10. GARBAGE SERVICE. Metal garbage receptacles or a serviceable equivalent shall be provided on the basis of at least one receptacle for every one mobile home. Garbage and rubbish shall be collected and disposed of as frequently as may be necessary to insure that the garbage cans shall not overflow.

Section 11. EXISTING NON-CONFORMING MOBILE HOME PARKS. Existing mobile home parks are not subject to the terms of this article until they are expanded or enlarged. After such expansion, the new area shall follow the terms of this ordinance.

SECTION 12. TORNADO SHELTER. All new or enlarged mobile home parks shall have an underground tornado shelter for both the old/existing area and the new area. This shelter shall be required to have a minimum occupancy ratio of 5:1 of available space per number of mobile home units. For example, a 10-unit park shall have a shelter, which would occupy at least 50 persons, with each person needing at least 7 square feet of area. This requirement shall be met prior to placement of any mobile homes.