

Manufactured Home District – Summary of Allowable Uses

(Please refer to Section 18-160 for the most up-to-date list: [Section 18-160](#))

Accessory Uses

- Accessory community center – private
- Accessory game court – private
- Accessory outside storage
- Amateur telecommunication facility
- Golf safety net (SUP)
- Home occupation
- Occasional sales – garage sales
- Solar Collectors
- Swimming pool - private
- Television reception antenna
- Wind energy conversion system – WECS (SUP)

Agricultural Uses

- Community garden
- Crop production (L)

Industrial Uses

- Heavy equipment operator outdoor training site (SUP)
- Mining (SUP)
- Well sites or production sites

Institutional/Community Service Uses

- Cemeteries and mausoleums (SUP)
- Church (SUP)
- Day care facility (SUP)
- Group homes
- Schools, public and private (SUP)

Lodging Uses

- Vacation Campgrounds (SUP)

Office Uses – None allowed

Recreation Uses

- Community park, recreation center or golf course (SUP)
- Neighborhood park or playground
- Private recreation center, club or area (SUP)

Residential Uses

- Manufactured home park

SUP – Use permitted by specific use permit

TUP – Use permitted by temporary use permit

L – Limited use permitted by right

Retail and Personal Service Uses – None allowed

Temporary Uses

- Christmas tree lots (TUP)
- Other temporary use (TUP)
- Seasonal sales stand (TUP)
- Temporary concrete or asphalt batch plant (TUP)
- Temporary construction yard, construction/sales office (TUP)
- Temporary grazing (TUP)

Transportation Uses

- Transit passenger shelter (SUP)

Utility and Public Service Uses

- Electric substation and gas regulator station (SUP)
- Local utilities

Wholesale, Distribution and Storage Uses

- Recycling collection center (L)

Wireless Telecommunication Uses – None allowed

DEVELOPMENT STANDARDS BY ZONING DISTRICT

Standard	Requirement for Zoning District
	MANUFACTURED HOME
<i>Minimum Lot Size</i>	a) Minimum area of a manufactured home park is 10 acres, with 3,000 square feet lot area for each dwelling unit.
	b) Minimum home site area for each manufactured home is 3,000 square feet.
	c) A lot size larger than these minimums may be required as a condition of approval of a subdivision plat for lots within 300 feet of existing residential development, if:
	1. A larger lot size is necessary to ensure the compatibility between the proposed development and existing residential development; and
	2. Use of a larger lot size would not adversely affect the use of property in the proposed development, neighboring properties, or adjacent thoroughfares.

Building Setbacks: Performance criteria contained in Sections 18-444, 18-446, and 18-447 shall be used to determine the actual front, side, and rear yard requirements for each project during the development permit review process. Different requirements may be established on the same lot for different types of structures. This chart shows the minimum front, side and rear yards permitted and the maximum front, side, and rear yards that may be required:

	<i>Minimum Permitted</i>	<i>Maximum Required</i>
Front	<p><i>For overall MH park:</i></p> <p>a) 25 feet; b) Shall be used for landscaping only</p>	<p><i>For overall MH park:</i></p> <p>50 feet</p>
Side	<p><i>For overall MH park:</i></p> <p>15 feet</p>	<p><i>For overall MH park:</i></p> <p>25 feet</p>

Rear	For overall MH park: 15 feet	For overall MH park: 25 feet
Other	Minimum 10 feet separation between all buildings between home sites	
Maximum Site Coverage	Maximum Home Site Coverage	
	a) 30% for all residential structures;	
	b) 20% for all nonresidential structures;	
	c) 50% for all structures combined;	
	d) 33% open space area that is not driveway, parking area, or covered by a structure of any kind.	
Maximum Dwelling Unit Density	10.0 units per acre	
Floor Area	a) No maximum floor area ratio;	
	b) Minimum floor area 900 square feet for each double-wide unit and 500 sq. feet for each single-wide unit;	
	c) Garages, carports, cabanas, porches, awnings and storage buildings are not included in floor area calculation.	
Maximum Building Height	a) 16 feet for main building units;	
	b) 16 feet for other permitted structures	
	(Code 1975, § 58-2.116; Ord. No. 2183, § 1, 8-10-92; Ord. No. 2279, §§ 25—29, 8-9-93; Ord. No. 3165, § 1, 4-12-11; Ord. No. 3279, § 4, 12-17-13)	