

Sec. 18-191. Manufactured Home District.

(a) Purpose. The Comprehensive Plan calls for the development of mid-density residential areas within the City. One form of mid-density residential development is the manufactured home development. The Manufactured Home District is created for the specific purpose of providing, at appropriate locations, areas for the development of manufactured home parks or subdivisions. A variety of different site plans are appropriate in this district depending on its location within the community and its relationship to adjacent areas. Specific manufactured home park or subdivision configurations within this district shall be determined through the subdivision and the Development Permit review processes.

(b) Main uses permitted.

(1) Agricultural uses.

Crop production (L).

(2) Industrial uses.

Heavy Equipment Operator Outdoor Training Site (SUP).

Mining (SUP).

Well site or production site.

(3) Institutional and community service uses.

Cemeteries and mausoleum (SUP).

Church (SUP).

Day care facility (SUP).

Group home.

Schools, public and private.

(4) Lodging uses.

Vacation campgrounds (SUP).

(5) Office uses. None permitted.

(6) Recreation uses.

Community park, recreation center, or golf course (SUP).

Neighborhood park or playground.

Private recreation center, club, or area.

(7) Residential uses.

Manufactured home park.

(8) Retail and personal service uses. None permitted.

(9) Temporary uses.

Christmas tree lots (TUP).

Temporary batch plant (TUP).

Temporary construction yard, construction/sales office (TUP).

Temporary grazing (TUP).

(10) Transportation uses.

Transit passenger shelter (SUP).

(11) Utility and public service uses.

Electric substation and gas regulator station (SUP).

Local utilities.

(12) Wholesale, distribution and storage uses.

None permitted.

(13) Wireless telecommunication uses.

None permitted, except as provided in Sections 18-1103 and 18-1104.

(c) Accessory uses. As a general rule, an accessory use is permitted in any district in which the main use is permitted. However, because of the specific nature of some accessory uses they are specifically listed and subject to additional regulations. See Section 18-355 et seq.

(1) The following accessory uses are not permitted in a Manufactured Home District:

Accessory outside display.

Accessory outside sales.

Attachment of telecommunication antenna to existing structure.

Private stables.

(2) The following accessory uses are permitted by right in a Manufactured Home District:

Accessory community center.

Accessory game court.

Accessory outside storage.

Amateur telecommunication facility.

Home occupation.

Occasional sales (garage sales).

Swimming pools (private).

Television reception antenna or dish.

(3) The following accessory uses are permitted in a Manufactured Home District by SUP only:

Wind energy conversion system.

(d) Yard, lot, and space regulations.

(1) Front, side and rear yard.

a. Front, side and rear yards are determined through Development Permit review. For this district the following chart shows the minimum front, side and rear yards permitted and the maximum front, side, and rear yards that may be required.

TABLE INSET:

For Park:	Minimum Permitted (feet)	Maximum Required (feet)
Front yard	25	50
Side yard	15	25
Rear yard	15	25

The front yard setback for the park as a whole shall be used for landscaping only. Manufactured homes and other permitted buildings may be set anywhere within the confines of a pad site, provided that there is a minimum ten-foot separation between all buildings between pad sites.

b. Performance criteria contained in Sections 18-421, 18-422, and 18-423 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.

(2) Dwelling unit density. In a Manufactured Home District, no more than ten manufactured home units for each acre are allowed.

(3) Floor area.

a. No maximum floor area ratio.

b. Minimum floor area is:

1. Five hundred square feet for a single-wide manufactured home unit;
2. Nine hundred square feet for a double-wide manufactured home unit.

c. Garages, carports, cabanas, porches, awnings, and storage buildings do not count in calculating floor area for the purposes of this provision.

(4) Height.

a. Maximum height of main building units is 16 feet.

b. Maximum height of other permitted structures is 16 feet.

(5) Pad site coverage. Maximum pad site coverage is:

a. Thirty percent for manufactured home units;

b. Twenty percent for nonresidential structures; and

c. Fifty percent for all structures combined.

d. Thirty-three percent of each manufactured home pad site shall be open space. Open space in this provision means that area of the manufactured home pad site that is available for landscaping and not in a driveway, parking area, or covered by a structure of any kind.

(6) Lot size.

a. Minimum lot area of a manufactured home park is 3,000 square feet for each manufactured home unit.

b. Minimum area of a manufactured home park is ten acres.

c. Minimum area of a manufactured home pad site within a manufactured home park is 3,000 square feet.

d. 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.

(e) Additional provisions. Unless otherwise provided by the lessee of the pad site, the owner of the manufactured home park shall be responsible for providing a separate storage shed for each manufactured home pad site. Such storage shed shall be a minimum of 200 cubic feet in size.

(Code 1975, § 58-2.116; Ord. No. 2183, § 1, 8-10-92; Ord. No. 2255, § 3, 5-24-93; Ord. No. 2279, §§ 25--30, 8-9-93; Ord. No. 2524, § 3, 10-12-98; Ord. No. 3064, § 6, 8-12-08)