



ZONING ORDINANCE
DIVISION 708
DISTRICT STANDARDS AND PERMITTED USES

708.08 MHP, Mobile Home Park

A. Purpose and Intent.

The MHP district is intended to provide suitable areas for mobile home parks and subdivisions designed in a compatible and complementary manner so as to function as a singular and integrated land use.

B. Permitted Uses.

1. Mobile home parks and subdivisions.
2. Accessory uses and structures incidental to any legal permitted use.

C. Temporary/Conditional Uses Allowed by the Director.

1. Limited Home Occupations (see standards set forth in Section 712.04).
2. Garage Sales, provided:
 - a) Limited to 3 consecutive days and one event every 3 months.
 - b) No consignment goods may be offered for sale.
 - c) Sales are conducted between the hours of 8:00 a.m. and 7:00 p.m.
 - d) One sign per property frontage is allowed, maximum 6 square feet in size.
3. Mobile Retail Food Establishment shall be allowed on property zoned MHP according to the restrictions listed below:
 - a) Written permission of the property owner is obtained.
 - b) Such use does not last longer than one day and no more than 3 days annually.
 - c) These uses are not located within any public right-of-way or City owned property, unless otherwise authorized by the City.
 - d) Adequate paved parking, ingress and egress are provided on site.
 - e) A temporary use permit is applied for and approved by the Director of the Department of Development Services.
 - f) The Board of Zoning Appeals shall not issue and are not granted the authority to issue variances to any of the regulations relating to Mobile Retail Establishments; all such variance requests must be submitted to City Council. Variances for mobile food establishments shall be considered according to the criteria defined under §712.01 (E).

D. Special Uses Permitted by Board of Zoning Appeals.

1. Not applicable in this district.

E. Special Uses Permitted by City Council

1. Places of assembly, private parks and playgrounds, and neighborhood recreation centers or swimming pools, provided:
 - a) Lighting shall be established in such a way that no direct light shall cast over any property line nor adversely affect neighboring properties.
 - b) Any building or structure established in connection with such use must be setback no less than 75 feet from any property line.
 - c) All pools must adhere to the standards of the Standard Swimming Pool Code, as amended. (See standards set forth in Section 712.01).
2. Home occupations – Type B (see standards set forth in Section 712.04).
3. Party Houses



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F. Accessory Structures.

1. All such structures shall be located upon the same lot and to the side or rear of the principal use at least 10 feet from side or rear lot lines. In cases of corner lots, the accessory structure may not be closer to any right-of-way than the principal building.
2. When an accessory structure is attached to the principal building in any manner, it shall be deemed part of the principal structure and subject to all bulk and area requirements of same.
3. No accessory building shall be constructed upon a lot before the principal building.
4. No accessory structure may exceed the more restrictive of either 15 feet or the height of the principal building.
5. Swimming pools must be enclosed by a fence not less than 4 feet in height with a self-closing, self-latching gate and must comply with all applicable safety and health ordinances.
6. Accessory structures utilizing canvas coverings, tarpaulins, sails, tents, or other nondurable materials, are considered temporary and are not permitted for long term use, as they do not meet the minimum requirements of the building code for an accessory structure. Such temporary accessory structures may only be utilized for a period not lasting longer than 14 days consecutively and 42 days annually.

G. Use Limitations.

1. No outside storage is permitted with residential uses, excluding firewood and lawn furnishings. Unenclosed carports and front porches may not be used for storing any materials other than firewood or recyclable materials within a city approved container.
2. No unit may have direct access to an arterial or collector street outside the development.
3. No part of a mobile home park shall be used for nonresidential purposes, except accessory uses that are required for the direct servicing and well-being of the residents and management.
4. All park ingress and egress roads shall extend for at least 100 feet into the development with no parking and no access to or egress from mobile home lots.
5. All homes within the development shall be set back not less than 50 feet from the property line of such development, and not less than 200 feet from property zoned for residential purposes.
6. All structures must be constructed in conformity with all federal and state standards in effect on the date of manufacture.
7. Each dwelling unit may contain a maximum of 4 domesticated animals weighing 3 lb. or more. This standard shall not apply to animals less than six months of age. No livestock are permitted.
8. Each mobile home shall be located on a lot which meets the following standards:
 - a) Each lot shall front on a private street having a pavement width of not less than 20 feet.
 - b) Each lot shall not be less than 50 feet wide and 80 feet deep.
 - c) A mobile home stand shall be located on each lot for placement of the mobile home and its appurtenant structures including tiedown. The stand shall provide for the retention of the mobile home on the lot in a stable condition. All mobile homes shall use tiedowns and underpins.
 - d) Each lot shall have rear, side and front yard setbacks of no less than 10 feet each, but in no case shall the distance between mobile home stands on opposite sides of the street be less than 40 feet.

H. Bulk and Area Regulations.

Minimum Lot Size:	4,000 sq. ft.
Maximum Density:	8 units per acre
Minimum Tract Size:	10 acres



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Minimum Lot Width:	50 ft.
Maximum Building Height:	15 ft.
Maximum Building Coverage:	40%
Maximum Impervious Surface:	70%
Minimum recreation area:	10% of total acreage
Front Setback (local):	10 ft.
Side Setback (major):	10 ft.
Side Setback (minor):	10 ft.
Rear Setback:	10 ft.

I. Landscape and Buffer Requirements.

When a MHP district abuts an R-1, R-2, R-3, R-4, PRD-SF, RA-4, RA-6, RA-8, RM-8, RM-10 or RM-12 district, a 30 foot buffer shall be established. (see standards set forth in Section 710.05).