

Chapter 10. Unified Development Code

ARTICLE 10.03. DISTRICT REGULATIONS

§ 10.03.010. R-1M Single-Family Manufactured Home Park/Subdivision District.

- (a) **Purpose.** The zoning of property as R-1M single-family manufactured home park/subdivision is intended for manufactured home parks and manufactured home subdivisions. Conventional single-family dwellings, two-family dwellings, patio homes, and multiple-family dwellings are not permitted within the R-1M district.
- (b) **Uses permitted by right.** No manufactured home, house trailer, dwelling or other structure permitted in this zone may be erected, altered, placed, moved, or converted on any lot or tract unless said lot or tract is in conformity with all minimum area regulations in this section. The building official may permit the parking, use and occupancy of a manufactured home outside of a duly authorized zone for a period not to exceed 15 days. No person shall park, place or locate any manufactured home upon any public street or public park within the city for a period of more than four hours. No manufactured home, mobile home, building, structure, or land shall be used, and no building or structure shall be erected, constructed, reconstructed, moved or altered except for one or more of the following identified uses, subject to all applicable provisions of this chapter:
- (1) Accessory residential uses, including a manager's dwelling and office, storage building, restrooms, washrooms, bathhouse in conjunction with a swimming pool, for the private use of the occupants of the park or subdivision, recreation building, and similar uses.
 - (2) Churches and other religious organizations, including accessory facilities.
 - (3) Elementary and secondary schools, public or private, provided that any such building shall be located not less than 40 feet from any side or rear lot line.
 - (4) Golf courses, except a miniature course or practice driving tee operated for commercial purposes.
 - (5) Home occupations incidental to a permitted use.
 - (6) Manufactured homes.
 - (7) Parks.
 - (8) Recreation facilities, nonprofit.
 - (9) Other uses, which in the judgment of the commission as evidenced by a written resolution, are similar and no more objectionable than any of those enumerated in this subsection.
- (c) **Height and area regulations.** The maximum height of buildings and structures, the minimum dimensions of lots, setbacks for yards and parking lots, and the minimum lot area per dwelling unit for manufactured homes shall be as follows, except as otherwise provided in article **10.06** of this chapter, pertaining to height and area regulations:
- (1) **Minimum lot area:**
 - (A) 5,200 square feet per dwelling unit within a manufactured home park.
 - (B) 6,500 square feet per dwelling unit within a manufactured home subdivision.
 - (2) **Maximum height of structures:** One story, with a maximum of 15 feet from finished grade.
 - (3) **Minimum lot width:**
 - (A) 40 feet (manufactured home park).
 - (B) 50 feet (manufactured home subdivision).
 - (4) **Minimum yards:**
 - (A) Front:
 - (i) 25 feet from street right-of-way.
 - (ii) 20 feet from a private street easement.
 - (B) Side: Ten feet on each side (measured horizontally from the nearest point of the rear line of the unit or lot to the nearest part of the manufactured home or mobile home).
 - (C) Corner: 15 feet.

(D) Rear: 20 feet (measured horizontally from the nearest point of a unit or lot line to the nearest part of the manufactured home or mobile home).

(5) **Minimum lot width:**

(A) 60 feet standard.

(B) 70 feet corner.

(6) **Minimum lot depth:** 100 feet.

(7) **Minimum parking lot setback for nonresidential uses:**

(A) 25 feet from street right-of-way.

(B) Ten feet from adjoining property lines.

(d) **Development and performance standards.**

(1) **Compliance with other ordinances.** All applicable requirements of the city codes concerning utility connections must be complied with and the necessary permits acquired prior to a manufactured home being placed within the city.

(2) **Plat requirements.** No manufactured home park or subdivision shall be constructed or developed without following all platting procedures outlined in article **10.12**, pertaining to subdivisions.

(3) **Screening requirements.** All manufactured homes located within the city limits shall be totally screened around the bottom, with the exception of mobile/manufactured home parks.

(4) **General rules and regulations for manufactured home parks.** The following rules and regulations shall be adhered to in regard to all manufactured home park developments:

(A) All streets within the development shall be privately owned and maintained.

(B) Proper easements shall be granted for access by police, fire, ambulance and sanitation vehicles.

(C) The domestic water supply shall be serviced by a single master water meter and all lines within the development shall be privately owned and maintained.

(D) In the event a fire hydrant is required within the park to provide fire protection, this main line shall be located within a dedicated easement and maintained by the city.

(E) Sanitary sewer connections will be made at manholes at the main line and all lines within the development shall be privately owned and maintained.

(F) The garbage collection system will be coordinated with the city's solid waste contractor.

(Ordinance 2000-09, exh. A, sec. 4.H, adopted 8/8/00; 2010 Code, sec. 50-96; Ordinance 2019-12 adopted 4/22/19)