

Residential District-Mobile Home (RMH)

A. Purpose

This district is established to provide for single-family mobile home lots.

B. Uses not requiring a special permit: Single-family mobile home dwelling.

C. All other uses require a special permit.

D. Accessory Uses:

Those clearly incidental to the use of the principal buildings within the district.

E. Development Requirements:

1. Minimum mobile home size: Not less than 12 feet width by 49 feet length.

2. Minimum lot area: 6,350 square feet.

Lots with less area than 6,350 square feet may be allowed only by special permit which must be granted by the Planning Commission in conformance with Procedures for Permits.

3. Minimum lot width at setback line: 50 feet

4. Setback requirements:

A. Front yard- 20 feet (6.1M)

B. Side yard- 10 feet (3.0M)

Unless residence on a corner lot faces the side yard in which case a 10 foot setback is required.

C. Rear yard- 10 feet (3.05M)

D. A one story detached accessory building used as a tool and storage shed, provided the projected roof area does not exceed 120 square feet, may be built up to the side and rear property lines in Residential Districts. If a designated alley exists, larger utility buildings and vehicle garages may be built to the rear yard lot line provided the entry way does not open onto an alley. If vehicle garage door entry way opens onto an alley, any building must be set back a minimum of 10 feet. No portion of any structure shall extend beyond any property line.

5. Maximum height is subject to fire protection capabilities.

6. Development must conform to uniform codes detailed in Engineering Design Standards.

A site Plan is required by the Building Inspector in order to obtain a building permit.