

165.06 MOBILE HOME PARK DISTRICT. The Mobile Home Park (R-3) District shall provide for mobile home developments in areas of the community where their use is compatible with existing and future residential areas. This district shall be well served by arterial streets to provide adequate access and planned development that is compatible with the character of neighboring uses.

1. Principal Uses Permitted. Only the following principal uses and structures shall be permitted in the R-3 District.
 - A. Mobile homes located within planned mobile home parks in accordance to provisions of State Statutes and any City Regulation;
 - B. Publicly owned and operated buildings, parks, playgrounds, and recreation areas;
 - C. Day nursery or nursery schools.
2. Permitted Accessory Uses and Structures. The following accessory uses and structures shall be permitted:
 - A. Accessory uses and structures normally incidental and subordinate to the permitted uses and structures and to uses and structures permitted as exceptions;
 - B. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon the completion or abandonment of the construction work;
 - C. Essential services;
 - D. Home occupations, provided, however, said home occupation shall not employ more than two persons outside the family residing in the dwelling unit; there shall be no exterior display, no exterior storage of materials and no other exterior indication of the home occupation other than one exterior sign mounted flush with the face of the building, which sign shall not exceed four (4) square feet in area; said home occupation shall not occupy more than thirty (30) percent of the area of the dwelling unit; and said home occupation shall produce no offensive noise, vibration, smoke, excessive traffic or parking congestion, dust, odors, heat or glare rendering such building or premises objectionable or detrimental to the residential character of the neighborhood. *(Ord. 534 – Aug. 11 Supp.)*
3. Special Exception Uses and Structures. The following uses may be permitted in R-3 Districts subject to approval by the Board of Adjustment as provided for in Sections 165.16 and 165.20 of this chapter.
 - A. None.
4. Bulk Regulations. The following minimum requirements shall be observed subject to modifications contained in Section 165.11:
 - A. Minimum lot area for mobile home park:
 - (1) The minimum park area shall be two acres.
 - (2) A perimeter buffer strip of 25 feet shall be provided.

(3) Each mobile home located within a Mobile Home Park shall be located on a sub-lot containing at least 3,000 square feet and shall measure at least 40 by 75 feet.

(4) Mobile homes shall be located on each space so there will be at least a 20-foot clearance between each mobile home, a 5-foot open space between the mobile home including any permanently enclosed appendage, and any driveway, walkway, or mobile home space boundary, and a 10-foot open space at the rear of the mobile home.

B. Plan required:

(1) Each petition for a change to the R-3 zoning classification shall be accompanied by a plan. Said plan shall show each mobile home space, the water, electrical and sewer lines serving each mobile home space, the location of garbage cans, water hydrants, service buildings, driveways, walkways, recreation areas, required yards, parking facilities, lighting, and landscaping. The plan shall be considered by the Planning and Zoning Commission and the Council, who may approve or disapprove said plan or require such changes as are necessary to effectuate the intent of this chapter.

(2) The plan shall show how the mobile home park is to be provided with emergency storm shelters to accommodate all park residents in the case of severe storms and natural disasters.

C. Section 146.03 of this Code of Ordinances provides regulations for foundations, slabs, and hook-ups.

5. Off-Street Parking. Off-street parking shall be provided in accordance with the provisions of Section 165.12.

6. Off-Street Loading. Off-street loading shall be provided in accordance with the provisions of Section 165.13.

7. Signs. Signs are permitted subject to the provisions of Section 165.14.

8. Storage of Fuel. The storage of flammable or combustible liquids in outside above ground tanks is prohibited. The Fire Chief, or designees, will have the authority to alter or allow installations after the consideration of special features including but not limited to topographical conditions, nature of occupancy, proximity to buildings, capacity of proposed tanks and degree of fire protection to be provided and available. Any installation shall be in compliance with state and local codes.

A. A violation of this subsection shall be considered a municipal infraction punishable by a penalty of \$500 for a person's first violation thereof, and a penalty of \$750 for each repeat violation.

B. Liquid propane gas tanks are allowed if access to natural gas is limited, and it is used as a primary heating source. Such tanks used as a secondary heat source must be approved by the Fire Chief prior to and upon installation. The Fire Chief shall have the authority to require that such tanks be altered, repaired, or removed if they present a risk to health or safety.

C. Liquid propane gas tanks under 101 lbs. used for grilling are considered non-permanent and shall not be subject to this subsection.

(Subsection 8 – Ord. 578 – Jan. 18 Supp.)

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