

MH MOBILE HOME COMBINING DISTRICT:

This is a suffix that may be added to the R-2 districts, such as R-2MH. The owner of property in the R-2MH district may thereafter utilize permanent built dwellings, modular or prefabricated dwellings, mobile homes on foundations, or mobile homes as a dwelling in the R-2MH districts according to the regulations for minimum lot sizes, setbacks, offsets, heights, parking, landscaping, access, density, attachment to sewer and water or other regulations applicable to dwellings in the R-2 district, except as provided by section [10-10-13](#) of this title. The MH district is to allow property owners to rent or sell lots of record for the placement of mobile homes and by paying a permit fee as set by the board of councilmen by resolution. (Ord. 179, 6-24-1997)

A. Limitations: Campers, travel trailers, camping trailers, pickup coaches, tents, motor homes or other vehicles or devices not defined as permanent dwellings or mobile homes shall not be used as permanent dwelling structures. All structures and uses allowed by the underlying district may be built or placed upon the site of the dwelling.

B. Mobile Home Zone Subclassifications: There shall be only one mobile home combining district, with four (4) subdistricts each permitting a different minimum density in the mobile home combining district.

These use densities may include mobile home-5 (MH-5), which shall require five thousand (5,000) square feet of lot size per mobile home unit; mobile home-6 (MH-6), which shall require six thousand (6,000) square feet of lot space per mobile home unit, which classifications are intended for singlewide mobile homes only. Mobile home-8 (MH-8), which shall require a minimum of eight thousand (8,000) square feet of lot space per mobile home unit; mobile home-10 (MH-10), which shall require a minimum of ten thousand (10,000) square feet of lot space per mobile home unit, which classifications are intended for doublewide mobile homes only.

C. Regular Permitted Uses And Limitations:

Mobile residences - with MH combining districts.

Multiple permanent residences - apartments or condominiums not to exceed six (6) dwelling units.

Single-family residences.

Two-family residential dwellings.

D. Accessory Permitted Uses:

Children's playhouse.

Garage or carport (private).

Greenhouse (private).

Home occupation.

Recreation (swimming pool, tennis court) for individual or subdivision use.

Workshop (private).

E. Uses Permitted With A Special Use Permit:

Church.

Convalescent home or elderly housing.

Home occupation.

Horticultural nursery.

Mobile home parks and mobile home subdivisions.

Mortuary.

Multiple permanent residences - apartments or condominiums exceeding six (6) dwelling units.

Nursery, kindergarten, daycare.

Rooming-boarding house.

School, private/parochial.

Service or fraternal club or lodge.

F. Requirements For Mobile Home Location, Area, Height And Bulk:

1. Minimum lot size, width and yard requirements:

- a. On all corner lots in any MH districts add one thousand (1,000) square feet.

MH-5	5,000	50	20	5 and 10	10
MH-6	6,000	60	20	5 and 10	10
MH-8	8,000	75	20	5 and 10	10
MH-10	10,000	100	25	10 and 10	20

2. Height limitations: Maximum forty feet (40').

G. Modification Of Restrictions:

1. Side Yards: The side yard setback on a "street side" yard shall be the same as a front yard setback.

2. Garages And Accessory Buildings: Private garages and accessory buildings located at least ten feet (10') behind the main dwelling may have a side yard and rear yard of two feet (2') provided that all corner lots shall maintain a twenty five foot (25') setback on the street side.

3. Mobile Homes: No mobile homes on adjacent lots shall be closer together than fifteen feet (15').

4. Mobile Home Skirting: All mobile homes shall be skirted within thirty (30) days, with an approved appearance skirting. All skirts shall be kept in place and in good repair at all times. Skirting material shall be approved by the Building Inspector. (Ord. 138, 1-26-1988)