

Chapter 15

MHP - Manufactured Home Park

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15.00 Statement of Intent

The zoning of property as MHP, Manufactured Home Park, is intended to provide for development of standard high-density residential manufactured homes, in areas where adequate public facilities and services exist, and residential development is appropriate given the surrounding land uses and neighborhood.

15.01 Permitted Uses

No building, structure, land or premises shall be used, and no building or structure shall hereafter be erected, constructed, reconstructed, moved or altered except for one (1) or more of the uses set forth herein, or similar uses subject to all applicable development and performance standards.

The following use shall be permitted:

Single-family residences with a minimum of 1,050 square feet of living space.

15.02 Height and Area Regulations for MHP Developments

The maximum height of buildings and structures, the minimum dimensions of lots, setbacks for parking/paving and yards, and the minimum lot area per dwelling unit permitted on any lot shall be as follows, except as provided in Height and Area Exceptions and Subdivision and Lot Splits:

A. Minimum lot area per dwelling unit – 9,000 square feet.

B. Maximum height:

1. Residences – one story, not exceeding 15 (15) feet from finished grade

2. Nonresidential structures and uses -- seventy-five (75) feet, provided such structure is set back from all property lines a distance equal to or greater than its height

C. Minimum front yard -- fifteen (15) feet from street right-of-way

D. Minimum side yard:

1. Total side yards shall be twenty (20) percent of the width of the lot; no side yard may be less than ten (10) feet from property lines
2. Corner lots – fifteen (15) feet from street right-of-way

E. Minimum rear yard - Ten (10) feet from property line

F. Minimum lot width – Sixty five (65) feet

G. Minimum lot depth - average of one hundred forty (140) feet

H. Maximum lot coverage – Seventy five (75) percent

Related Information: Design Guidelines; Residential Neighborhood Design Manual

15.03 Other Uses and Regulations

Other uses and regulations regarding this district please refer to Special Uses – Chapter 21, Accessory Uses & Structures – Chapter 22, Parking & Loading – Chapter 23, Chapter 20 – Floodplain, Landscaping & Screening – Chapter 24, and Nonconforming Situations – Chapter 25.

Note: This section reserved and will be included in the future.