

35 feet, except as may be required to preserve a minimum setback of six feet from the lot line.

2. Side Yard.
  - a. Except as hereinafter required in the additional height, area, and use regulations of these regulations, there shall be a side yard having a width of not less than ten percent of the width of the lot with a minimum of eight feet on each side of the principal building.
  - b. Where more than one principal building is constructed on a tract for hospital use, nursing home use, church use, school use, and other public uses, the spacing between principal buildings shall not be less than the average height of the adjacent buildings.
3. Rear Yard.
  - a. There shall be a rear yard having a depth of not less than 10 feet.

### **Sec. 27-415 MP Manufactured Home Park District.**

#### **A. Intent.**

The intent of the MP Manufactured Home Park District is to provide for low density manufactured homes which are compatible with the character of the surrounding neighborhood in which they are located and where services and amenities are readily available. This district is intended for the planned arrangement, placement and site layout of certified manufactured homes where the owner proposes to develop and rent or lease individual sites. The MP District is intended to promote affordable housing consistent with provisions of these regulations and the Comprehensive Plan.

In the MP District, no building, structure, land or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved or altered except for one or more of the use types permitted in the MP District by right, permitted pursuant to meeting design standards, permitted by conditional use permit or by special use permit, according to Sec. 27-406 of these regulations, and all uses shall be subject to the development and performance standards set forth in these regulations.

#### **B. Accessory Uses.**

Buildings and uses customarily incidental to the permitted, conditional or special uses, shall be permitted as provided in Sec. 27-314 and as listed in Sec. 27-406 of these regulations. The following accessory uses shall be expressly permitted in the MP District:

1. Parks, playgrounds, and recreation areas;
2. Service buildings, laundry facilities and storage areas for recreational vehicles and boats, for the exclusive use of residents of the manufactured home park;
3. Swimming pools, patios and gazebos for the exclusive use of residents of the manufactured home park;
4. Office for manager of the manufactured home park; and

5. Storage buildings for vehicles used to tow manufactured homes and for blocks, skirting, pipes and other materials and equipment required to set up a manufactured home.

C. Minimum Lot Size.

1. The minimum lot size for manufactured home parks in the MP District shall be 10 acres. No manufactured home park shall be established on a lot smaller than 10 acres. A contiguous tract of 10 acres shall be the minimum land area required for each area classified as an MP District on the Zoning Map.

D. Nonconforming Manufactured Home Parks.

1. No manufactured home park on a lot of less than 10 acres shall be placed in the MP District. Existing and lawful manufactured home parks on lots less than 10 acres shall not be expanded or enlarged, unless such expansion would increase the total area of the manufactured home park to 10 acres or greater and the entire manufactured home park, including existing development, is brought into compliance with the standards of the MP District regulations.

E. Detailed Manufactured Home Park Requirements.

1. No new manufactured home park shall be established or operated and no existing manufactured home park shall be expanded, enlarged or altered, except in accordance with these regulations and under permit by the zoning administrator.
2. A tract to be used for a manufactured home park shall be designed to accommodate 10 or more manufactured homes.
3. Manufactured home parks shall have a maximum density of eight manufactured units per gross acre, and each space shall have not less than 3,000 square feet.
4. Each manufactured home park space shall be not less than 35 feet in width.
5. The manufactured home park shall be located on a well-drained site that is graded to ensure rapid drainage.
6. Each manufactured home space shall be numbered in an orderly manner. Numbers shall be securely displayed on their respective spaces and shall be consistent throughout the manufactured home park. Said numbers shall be visible at all times and shall be located so as to avoid confusion regarding which number belongs to which manufactured home space.
7. A solid fence or wall meeting the City's fence regulations shall be provided between the manufactured home park and any adjoining property or property immediately across the alley which is used or zoned for residential purposes other than manufactured homes. In lieu of said fence or wall, an approved landscape buffer, not less than 15 feet in width may be provided. When a landscape buffer is used in lieu of a fence or wall, the landscape buffer shall not be included as any part of a required rear yard for a manufactured home space. The fence, wall or landscape buffer shall be

properly maintained by the owner and/or manager of the manufactured home park.

8. Each manufactured home park having more than 10 manufactured home spaces shall reserve an area for child recreation according to the following schedule:

<u>Number of Manufactured Homes</u>	<u>Minimum Recreation Area</u>
0-10	None required
11-20	1,500 square feet
21-25	2,500 square feet
26 or more	100 square feet per lot

9. The recreation area shall be located so as to be free from hazards and provided with play equipment.
10. All manufactured home parks shall provide a storm shelter for the occupants. The applicant shall submit plans for each storm shelter to the Building Official for review and approval. Each storm shelter shall be constructed below ground level as a concrete structure or other material approved by the City, and shall be provided with heavy metal doors. Each storm shelter shall be located so as to be accessible to the park residents in a central location with access to the shelter clearly marked.
11. Each manufactured home park shall provide a sufficient and adequate number of storm shelters. Shelters shall be placed at such intervals within the park to ensure maximum safety for residents during times of natural disaster. Design and location of such shelters shall be determined at the time of plan approval, but in no case shall the construction of the initial phase of a manufactured home park be allowed to proceed without the concurrent construction of the appropriate shelters.
12. Manufactured homes shall be located so that there is at least a 20-foot clearance between manufactured homes; provided, however, with respect to manufactured homes parked end-to-end, the clearance shall not be less than 10 feet. Each manufactured home shall be located a minimum of 10 feet from the front driveway.
13. Manufactured homes shall be located a minimum of 25 feet from each property line of the manufactured home park and from each community building within the park.
14. All manufactured home spaces shall abut an internal street that is not less than 24 feet in width; provided, however, that no on-street parking shall be permitted on a street with a width of only 24 feet. If parallel parking is permitted on one side of the street, the street width shall be increased to 28 feet, and if parallel parking is permitted on both sides of the street, the street width shall be increased to 36 feet. All internal streets shall have unobstructed access to a public street or highway and shall be paved with a hard surface such as concrete or asphalt. All pavement shall be durable and well-drained under normal use and weather conditions. All pavement shall be maintained in good condition free of cracks, potholes and other

- hazards. All internal streets shall be provided with night lighting using lamps spaced at intervals of not more than 100 feet.
15. Adequate lighting shall be provided for all internal streets, walkways, service buildings, storm shelters and other facilities subject to nighttime use. All lighting shall be maintained in working condition.
  16. Manufactured home parks shall provide each manufactured home space with a concrete parking pad for the parking of two motor vehicles separate from the street. Each parking pad shall be a minimum of nine feet in width and 18 feet in depth per vehicle.
  17. All electrical distribution systems and telephone service systems to each manufactured home space, except outlets and risers, shall be underground. Each manufactured home space shall be provided with a 110-volt and 220-volt service with a minimum 100-ampere individual service outlet.
  18. Whenever master television antenna systems, including cable systems, are to be installed, complete plans and specifications for the systems must be submitted to the City for review and approval. Distribution lines to individual manufactured home spaces shall be underground and shall terminate adjacent to the electrical outlet.
  19. An adequate supply of pure water for drinking and domestic purposes shall be supplied by underground pipes to all buildings and manufactured home spaces within the park. Each manufactured home space shall be provided with a cold water tap at least four inches above the ground. An adequate supply of hot water shall be provided at all times in the service buildings for all washing and laundry facilities.
  20. All manufactured homes shall be connected to an approved public water supply and an approved sanitary sewer system with at least a four-inch sewer connection to each manufactured home. Each sewer connection shall be provided with suitable fittings so that a water-tight connection can be made between the manufactured home drain and the sewer connection. Such individual unit connections shall be so constructed that they can be closed when not linked to a manufactured home and shall be trapped in such a manner as to maintain them in an odor-free condition.
  21. Each manufactured home shall be set, anchored, and tied down securely to prevent accidental uplift, sliding, rotation and overturning.
  22. Skirting shall be installed on each manufactured home to enclose the open space between the bottom of the manufactured home and ground below. Such skirting shall consist of non-combustible materials that are durable in construction, uniform in color and texture, and similar in color to the exterior surface of the manufactured home. Such skirting shall be maintained in good condition.
  23. Outdoor laundry drying space of adequate area and suitable location shall be provided and indicated upon the required site plan.
  24. Laundry facilities for the exclusive use of the manufactured home park occupants may be provided in a service building.
  25. The owner or operator shall include with the required site plan the method of refuse collection and the location of refuse containers. Refuse and garbage handling methods shall meet the following minimum requirements:

- a. Storage collection and disposal of refuse in a manufactured home park shall be so conducted as to create no public nuisances, health or safety hazards, rodent harborage, insect breeding areas, fire hazards or air pollution.
  - b. All refuse shall be stored in fly-tight, water-tight, rodent-proof containers. Containers shall be provided in sufficient number and capacity to properly store all refuse from within the manufactured home park.
  - c. Refuse racks shall be provided for all refuse containers. Such racks shall be designed so as to prevent the containers from being tipped, to minimize spillage and container deterioration and to facilitate cleaning around the containers.
  - d. Refuse and garbage shall be removed from the manufactured home park at least once each week. All refuse shall be collected and transported in covered vehicles or covered containers.
  - e. The manufactured home park owner shall ensure that all containers at all stands are emptied regularly and maintained in a useable, sanitary condition.
26. When liquefied petroleum gas is used in a manufactured home park, containers for such gas shall have a water capacity of not more than 25 gallons, shall be the liquefied petroleum gas containers approved by the United States Commerce Commission for its intended purposes, and shall be attached to the manufactured home in a manner approved by the Liquefied Petroleum Gas Association.
27. Manufactured home parks may have approved areas designated for the storage of recreational vehicles, boats, trailers and other vehicles or equipment of seasonal or recreational use. Such areas may be commercially operated strictly for the use of residents of the manufactured home park.
28. The owner or operator shall include with the required site plan a budget for financing the proposed improvements shown on the site plan.
29. Prior to the construction, alteration, or expansion of a manufactured home park, review and approval of all of the following plans by the City shall be required:
- a. Engineering plans and specifications of the water supply and distribution system;
  - b. Engineering plans and specifications of sewage disposal facilities and sewer;
  - c. Plans and specifications for the lighting and electrical systems;
  - d. Plans and specifications for streets and driveways; and
  - e. Any other plans required by the City to ensure compliance with applicable city codes.

F. Site Plan Review.

- 1. Site plan review shall be required prior to the establishment, enlargement or alteration of a manufactured home park. The applicant for a manufactured home park shall submit an application for site plan review in

accordance with Article X of these regulations. The subject property must be properly zoned, and the site plan must be reviewed and approved by the Site Plan Review Committee before any permits will be issued. The site plan shall include all of the following:

- a. Proposed manufactured home spaces, consecutively numbered, with their approximate dimensions;
- b. Service buildings and storage facilities;
- c. Topography and drainage provisions;
- d. Location of storm shelters;
- e. Location and dimensions of parking spaces;
- f. Electrical outlets;
- g. Sewer outlets;
- h. Water outlets;
- i. Water lines;
- j. Sewer lines;
- k. Location and size of playgrounds and recreational areas;
- l. Landscaped areas and walls or fences;
- m. Proposed streets and driveways with dimensions and traffic circulation plan;
- n. Any existing streets in or abutting the property;
- o. Sidewalks and walkways;
- p. Exterior lighting plan;
- q. Refuse collection bins and screening;
- r. Legal description of the property;
- s. Names of the landowner, the developer and the person or firm preparing the plan; and
- t. North arrow, scale and date.

G. Compliance and Enforcement.

1. Upon the issuance of the permit for a manufactured home park, the City shall have the authority to have said manufactured home park inspected by the proper inspecting officer of the City and if it shall be found that the holder of said permit has violated or caused to be violated any provision of this article, the City shall have the power to revoke said permit.
2. If the City shall determine upon proper inspection by the Building Official that the sanitary condition of the manufactured home park shall have become so unsanitary as to endanger health or welfare of occupants of said manufactured home park or the surrounding community, or that said sanitary facilities have become inadequate to properly protect the occupants of said manufactured park, the City shall have the power to require the holder of said manufactured home park permit to return said manufactured home park to proper sanitary condition within 10 days. If, upon notice from the City to the holder of the permit as aforesaid, the owner or manager of said manufactured home park shall fail or refuse to place said manufactured home park in sanitary condition, the City shall have the right to revoke said permit.

H. Abandonment of Use.

1. Whenever a property in the MP District ceases to be used as a manufactured home park or when its existing use is discontinued or abandoned for a period of 12 consecutive months, the Planning Commission may initiate action to rezone said property back to its former or another zoning district classification.

**Sec. 27-416 EN Established Neighborhood District.**

A. Intent.

The intent of the EN Established Neighborhood District is to accommodate compatible mixed-use development of residential, commercial and light industrial uses in existing neighborhoods. This district is intended to promote harmony between certain residential, commercial and light industrial uses that currently exist in established older neighborhoods within the City. This district promotes investment in distressed properties and allows for the restoration and reconstruction of buildings to maintain property values and encourage affordable workforce housing. The EN District is *not* intended for individual or scattered sites or for simply bringing nonconforming uses into conformance with these regulations.

In the EN District, no building, structure, land or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved or altered except for one or more of the use types permitted in the EN District by right, permitted pursuant to meeting design standards, permitted by conditional use permit or by special use permit, according to Sec. 27-406 of these regulations, and all uses shall be subject to the development and performance standards set forth in these regulations.

B. Height and Lot Requirements.

The height and lot requirements shall be as follows:

Uses/Structures	Min. Lot Area (Sq. Ft)	Minimum Frontage (feet)	Minimum Lot Depth (feet)	Minimum Setbacks			Max. Height (feet)	Max. Lot Coverage (%)
				Front Yard (feet)	Rear Yard (feet)	Side Yard (feet)		
<b>Principal uses</b>	5,000	35	100	(1)	15	5 (3)	35	50
<b>Accessory uses</b>	-	-	-	(2)	5	5	35	-

- (1) Refer to the Front Yard Setback Table below. Front yard setbacks are based upon the zoning of the lot and the classification of the street or road adjacent to the lot.
- (2) Accessory uses are not permitted in the front yard.
- (3) No side yard setback shall be required along the common party wall of a two family dwelling or a single family attached dwelling.