

§ 14-16-2-7 MH RESIDENTIAL ZONE.

This zone provides suitable sites for mobile home developments. This zone may be located only where other types of residential development of comparable densities would be considered appropriate.

(A) Permissive Uses.

- (1) Mobile homes used as residences, one per lot, provided that the mobile homes are skirted with materials compatible with the siding of the mobile home unless the unit is situated at ground level.
- (2) Accessory uses permissive in the R-1 zone.
- (3) Growing plants, noncommercial.
- (4) Office of up to 400 square feet for managing a mobile home park which is on the same premises.
- (5) Private Commons Development, not less than two acres in area, if allowed in a Sector Development Plan or area plan governing the site.
- (6) Public park.
- (7) Public utility structure, provided its location is in accord with an adopted facility plan and a site development plan for building permit purposes has been approved by the Planning Commission.
- (8) Signs. Signs shall comply with § 14-16-3-5(C) of the Zoning Code. Signs advertising accessory uses shall be visible primarily within the mobile home park and shall not be displayed to the general public.
- (9) Wireless Telecommunications Facility which is concealed or located on a public utility structure, provided the requirements of § 14-16-3-17 of this Zoning Code are met.

(B) Conditional Uses.

- (1) Uses conditional in the R-1 zone.
- (2) Uses permissive in the C-1 zone, provided that the nonresidential conditional uses are limited to types and amounts which are justified to serve the residents of the contiguous MH zone area.

(C) Height. Structures shall not exceed 26 feet in height, except as provided in § 14-16-3-3 of this Zoning Code.

(D) Lot Size.

- (1) Minimum area for a residential lot shall be 4,000 square feet.
- (2) On all streets oriented north and south or within 30° of this axis, minimum residential lot width shall be 45 feet.
- (3) On all streets not oriented north and south or within 30° of this axis, residential lot width shall be 40 feet.

(E) Setback (excluding hitches).

- (1) There shall be a front yard setback of not less than 15 feet, except setback for a garage or carport shall not be less than 20 feet.
- (2) Side yard setbacks which are interior, i.e., measured from side lot lines which are not adjacent to streets, shall be either:
 - (a) Not less than five feet on each side;
 - (b) There shall be one side yard setback of not less than ten feet on one side (on a corner lot, it shall be on the street side). The other side yard setback shall be at least five feet, except that it may be reduced or eliminated if the owner of the abutting lot agrees in writing, and the agreement is included with the application for a building permit. If the abutting lot is owned by a different person, the agreement shall be recorded with the County Clerk.
- (3) There shall be a rear yard setback of not less than ten feet.
- (4) There shall be a distance of not less than ten feet between residential structures; structures attached to mobile homes are considered residential structures for the purpose of this division (4).
- (5) See also § 14-16-3-3(B) of the Zoning Code.

(F) Off-Street Parking. Off-street parking spaces shall be as provided in § 14-16-3-1 of the Zoning Code.

(G) Usable Open Space. Usable open space shall be provided on site at 1,200 square feet per dwelling unit.

(H) Zone Area. The contiguous area zoned MH shall be three acres or more.

('74 Code, § 7-14-11) (Ord. 80-1975; Am. Ord. 42-1981; Am. Ord. 12-1990; Am. Ord. 47-1990; Am. Ord. 10-1995; Am. Ord. 9-1999; Am. Ord. 19-2010)