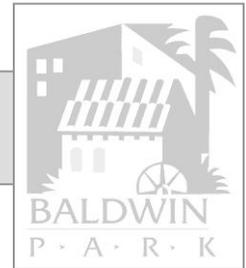


SUBCHAPTER 153.040 – RESIDENTIAL ZONES



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PART 4 – Mobile Home Parks

§ 153.040.170 – Intent and Purpose

These standards provide for the regulation and control of the construction, development or expansion of mobile home parks.

§ 153.040.180 – Use Regulations

- A. Conditional use permit.** The construction, development or expansion of a mobile home park requires the issuance of a conditional use permit.
- B. Accessory structures and facilities.** All accessory structures, recreation buildings and other facilities for the sole use of the occupants of the mobile home park are permitted.

§ 153.040.190 – Development Standards

- A. Mobile home park construction, development and expansion.** The construction, development or expansion of mobile home parks shall comply with the following development standards:
 - 1. The development site area shall be 2 acres gross.
 - 2. The minimum front yard setback shall be 15 feet, and such setback shall be landscaped with live plant materials.
 - 3. The minimum side yard setback shall be 5 feet and the minimum street side yard setback shall be 10 feet, and such setbacks shall be landscaped with live plant materials.
 - 4. The minimum rear yard setback shall be 20 feet, and such setback shall be landscaped with live plant materials.

5. Each mobile home park shall provide walls and fences as required by subchapter 153.130, Site Planning and General Development Standards.
 6. Lighting facilities for safety and security purposes shall be provided within each mobile home park.
 7. Each mobile home park shall provide a minimum of 50 cubic feet of storage for each dwelling unit.
 8. Refuse storage areas shall be provided in accordance with subchapter 153.130, Site Planning and General Development Standards, and as follows:
 - a. To accommodate up to 6 dwelling units, the refuse storage area shall be at least 25 square feet.
 - b. To accommodate greater than 6 dwelling units, an extra 2 square feet per dwelling unit shall be added to the refuse storage area.
 - c. For mobile home parks supplied with a trash compactor device, the required areas set forth in (1) and (2) above may be reduced by 50 percent.
 - d. The Planning Division shall approve the specific locations of refuse storage areas and trash pickup areas.
- B. Mobile home lot construction, development, and expansion.** The construction, development or expansion of each individual mobile home lot shall comply with the following development standards:
1. The minimum lot area shall be 2,500 square feet.
 2. Each mobile home lot shall have two parking spaces, one of which shall be covered. Tandem parking spaces are permitted.
 3. Excluding yard areas, each mobile home lot shall have a minimum of 300 square feet of landscaped open space as follows:
 - a. A minimum of 200 square feet of private open space shall be maintained directly adjacent to each mobile home.
 - b. A minimum of 100 square feet of common open space per dwelling unit shall be centrally located on the site.