

ARTICLE 6
R-M, MANUFACTURED HOME PARK DISTRICT

SECTION 6.01 INTENT

The intent of the R-M, Manufactured Home Park District is to provide for the location and regulation of manufactured home parks. It is intended that manufactured home parks be provided with necessary community services in a setting that is designed to protect the health, safety and welfare of the residents, while providing them with a high quality of life.

SECTION 6.02 PRINCIPAL USES PERMITTED

In an R-M, Manufactured Home Park District, no building or land shall be used and no building shall be erected except for one or more of the following specified uses, including any special conditions listed below, unless, unless otherwise provided for in this Ordinance:

- A. Manufactured homes located in a manufactured home park;
- B. Manufactured Home Parks;
- C. Single-family dwellings, subject to the area, height, bulk, coverage and setback requirements for this district;
- D. Private parks or playgrounds that are owned and maintained by the owners or residents of the manufactured home park;
- E. Essential services, such as public service/utility structures, telephone exchange structures, electric transformer stations and substations and gas regulator stations and uses, provided there is no outdoor storage yard. When operating requirements necessitate the locating of said building within the district in order to serve the immediate vicinity, the architecture shall be in keeping with the surrounding uses.

SECTION 6.03 SPECIAL USES

The following Special Uses may be permitted in the R-M, Manufactured Home Park District upon review and approval by the Zoning Board of Appeals in accordance with the standards for all Special Uses found in Article 15:

- A. Municipal Buildings and Uses;

- B. Family Day Care Homes;
- C. Two-family, three-family and four-family dwellings.

SECTION 6.04 ACCESSORY USES AND STRUCTURES

The following accessory uses and structures shall be permitted only when constructed, located and operated accessory to a principally or specially permitted use in the R-M, Manufactured Home Park District:

- A. Garages;
- B. Utility Sheds;
- C. Swimming Pools owned and operated by the manufactured home park for the exclusive use of park residents and their guests;
- D. Private swimming pools, when accessory to a single family dwelling;
- E. Decks;
- F. Fences;
- G. Satellite Dish Antenna;
- H. Home Occupations, subject to the provisions of Article 14.18;
- I. One (1) office building, to be used exclusively for conducting the business of the manufactured home park;
- J. Any other accessory uses, buildings and structures determined by the Zoning Board of Appeals to be customarily incidental to any of the principally or specially permitted uses allowed in the R-M, Manufactured Home Park District.