

## **12.21-12 R-12 MOBILE HOME/MANUFACTURED HOME PARK/SUBDIVISION RESIDENTIAL DISTRICT**

(9/5/06)

### (a) Primary Purpose and Characteristics

The R-12 Mobile Home/Manufactured Home Park/Subdivision Residential District is intended to provide for the location of mobile home/manufactured home parks and mobile home/manufactured home subdivisions in the residential setting that is compatible with adjacent land uses. Mobile homes are declared herein to be residential dwellings and entitled to the same protection from incompatible uses as is afforded in other residential districts. All new structures and uses and changes or additions to existing structures and uses shall be in compliance with the site plan review requirements of this ordinance (See Section 12.08-2).

### (b) Principal Uses

- 1 Foster family homes having less than 4 foster children and not exceeding 8 total occupants and are in conformance with all state statutory requirements
- 2 Essential services
- 3 One individual mobile home or manufactured home on a lot in a mobile home park or subdivision

### (c) Accessory Uses

- 1 Accessory buildings, such as detached garages, sheds and gazebos, and boathouses (see also section 12.27-6) (8/6/02)
- 2 Small wind energy system
- 3 Solar energy system
- 4 Swimming pools and spas (see also section 12.17) (8/6/02)
- 5 Fences (see also section 12.15) (8/6/02)
- 6 Decks and Patios (see also section 12.18.3)

### (d) Conditional Uses (see also section 12.29-8)

- 1 Mobile home/manufactured home parks/subdivisions
- 2 Model mobile home/manufactured home and related temporary real estate sales office located within the model unit
- 3 Utility substations

### (e) Lot Area and Width

- 1 Lots in a mobile home/manufactured home park or subdivision shall have a minimum of 7500 square feet in area
- 2 All lots shall be not less than 50 feet in width unless located on a cul-de-sac or curve in which case the lot frontage may be reduced to 30 feet of frontage provided there is at least 50 feet of width at the required building setback line

### (f) Building Height and Area

- 1 No building or parts of a building shall exceed 15 feet in height
- 2 The minimum floor area shall be 600 square feet

### (g) Yards

- 1 Street yard - not less than 65 feet from the right-of-way of all Federal, State Trunk, and County Trunk highways; and not less than 40 feet from the right-of-way of all other roads. (8/6/02)

- 2 Shore yard - not less than 75 feet from the ordinary high water mark of any navigable water. (11/5/86)
- 3 Side yard - not less than 10 feet in width on each side of all structures.
- 4 Rear yard - not less than 10 feet.

(h) Authorized Sanitary Sewer System

- 1 Public sanitary sewer
- 2 On-site sewage disposal absorption system on lots of record created prior to adoption or amendment of this ordinance, provided that section 12.05-1(d) of this ordinance is fully complied with