

R-4		MOBILE HOME PARKS	R-4
PERMITTED PRINCIPAL USES AND STRUCTURES		MINIMUM REQUIRED OFF-STREET PARKING	
1. Mobile homes (MH)		2 spaces per unit	
2. Park, playground, or play field		5 spaces per acre developed	
3. Community meeting or recreation building		1 space for each 50 square feet of floor area	
4. Travel Trailer Parks-Campers/Travel Trailers/RVs		2 spaces per unit	
PERMITTED ACCESSORY USES AND STRUCTURES			
<p>1. Uses and structures clearly incidental and necessary to the permitted principal uses or structures of this district, not involving the conduct of business on the premises, except home occupations not employing any person outside the immediate family and located on the same lot or a contiguous lot under the same ownership.</p> <p>2. Temporary buildings used in conjunction with construction work, provided such buildings are promptly removed upon the completion of the construction work.</p>			
MINIMUM LOT AREA AND WIDTH	MINIMUM YARD REQUIREMENTS		MAXIMUM HEIGHT
MH: Area:.....3,500 square feet Width:....50 feet	MH and other non-institutional uses: Front:.....25 feet Rear:.....25 feet Side, single MMH:.....10 feet Side, double MMH.....12 feet Side, corner lot:.....20 feet Schools, churches or other public or institutional buildings: Front:.....35 feet Rear:.....35 feet Side:.....20 feet Side street, corner lot:....25 feet:		1 story or 25 feet
SPECIAL REQUIREMENTS			
1. For MHs – tongue and wheels must be removed.			

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SPECIAL REQUIREMENTS (continued)		
<ol style="list-style-type: none"> <li data-bbox="233 407 1307 499">2. Each mobile home site shall be provided with a stand consisting of a solid, six-inch thick, poured Portland cement concrete pad not less than eight feet wide and 45 feet long. Pads should have tie downs <li data-bbox="233 512 1243 575">3. Each MH dwelling shall be graded and drained so that rain water will not stand in pools or puddles. <li data-bbox="233 588 1307 680">4. For MHs – skirtings of a permanent non-flammable non-contaminating type material shall be installed within 15 days of installation of the MH in order to enclose the open space between the bottom of the mobile home and the ground. <li data-bbox="233 693 1130 722">5. There shall be no additions other than porches or entryways attached to the MH. <li data-bbox="233 743 992 772">6. MH interior and exterior must meet all safety and health standards. <li data-bbox="233 793 1256 856">7. For MHs – owner has 30 days from placement of MH in MH Park, to meet all requirements listed under Special Requirements. <li data-bbox="233 869 1268 932">8. Once all requirements of this chapter have been met MH Owner must apply and be granted a Permit to Occupy issued by the City Clerk/Zoning Administrator. <li data-bbox="233 945 1230 1008">9. Owner shall furnish dump station for all campers/travel trailers/RVs connected to sewage disposal system. <li data-bbox="233 1020 987 1050">10. Park shall have a designated area for Campers/Travel trailers/RVs. <li data-bbox="233 1071 1312 1218">11. Any violation of this section shall cause written notice to be served upon owner of record. Violations must be corrected within a reasonable time. Any person ordered to correct a violation may have a hearing with the Council by making a request for a hearing in writing to the City Clerk within the time stated in the notice. Findings of the Council shall be conclusive and, if a violation is found to exist, it shall be ordered remedied. 		