

R-4 MOBILE HOME PARKS

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		
<ol style="list-style-type: none"> 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. 2. Temporary buildings used in conjunction with construction work, provided such buildings are promptly removed upon the completion of the construction work. 		
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		
<ol style="list-style-type: none"> 1. An annual permit must be granted by City Council to operate a MH park. 2. An application for the original issuance or for the renewal of a permit shall be filed with the City Clerk and shall be presented to the Council for approval or disapproval. It shall be accompanied with an application and application fee of three hundred dollars (\$300.00). The permit may be issued for such period of time as the Council may determine but shall not exceed one year. 3. The annual permit may be revoked by the Council at any time if the Council determines that a permit would not be granted if any application for it were made at that time by the person then holding the permit. If a permit is revoked, none of the fee paid for the permit shall be returned to the permit holder. 4. For MHs – tongue and wheels must be removed. 5. Each mobile home site shall be provided with a stand consisting of a solid, 6-inch thick, poured Portland cement concrete pad not less than eight (8) feet wide and forty-five (45) feet long. Pads should have tie downs. 		

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6. Each MH dwelling shall be graded and drained so that rain water will not stand in pools or puddles.
7. For MHs – skirtings of a permanent non-flammable non-contaminating type material shall be installed within fifteen (15) days of installation of the MH in order to enclose the open space between the bottom of the mobile home and the ground.
8. There shall be no additions other than porches or entryways attached to the MH.
9. MH interior and exterior must meet all safety and health standards.
10. For MHs – owner has thirty (30) days from placement of MH in MH Park, to meet all requirements listed under Special Requirements.
11. 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.
12. Owner shall furnish dump station for all campers/travel trailers/RVs connected to sewage disposal system.
13. Park shall have a designated area for Campers/Travel trailers/RVs.
14. Any violation of the Chapter, 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.