

Chapter 18.38

MANUFACTURED HOUSING SUBDIVISION R-6

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18.38.010 Purpose of Establishment

The R-6 district is designed to provide for the development and properly planned use of manufactured homes and/or subdivisions as affordable residential dwelling(s).

(Ord. 1149 Sec. 8, 2001)

18.38.020 Permitted Uses

Permitted uses in the R-6 district include:

Single-family manufactured home(s), provided that not more than one (1) home shall be placed on one (1) lot; and/or Manufactured Home subdivisions with no less than three (3) acres.

(Ord. 1149 Sec. 7, 2001)

18.38.030 Conditional Uses

The following uses may be permitted in this zone subject to approval of a conditional use permit and all required showings and conditions there of:

- a. Churches and other religious institutions and their accessory buildings and uses;
- b. Educational institutions, including but not limited to public and private elementary, middle, junior and/or senior high schools, colleges, and universities, as well as their accessory buildings and uses;
- c. Public utility buildings and facilities when necessary for serving the surrounding area, provided that no public business office, repair, or storage facility is maintained therein;
- d. Public or private recreational use facilities, including but not limited to, public parks, playgrounds, tennis courts, golf courses, driving ranges, community centers, fire stations, museums, libraries, and other similar uses;
- e. Country club, golf course, swimming pool or other private recreational uses usually associated with or incidental to a social country club or property owners' association operated for the mutual recreation of its members;
- f. Residential Care facilities;
- g. Bed and Breakfast facilities;
- h. Special Event(s) facilities; and,
- i. Day Care facilities.

(Ord. 1149 Sec. 7, 2001)

18.38.040 Dimensional Requirements

Dimensional requirements for the R-6 District, see Chart No. 1, Chapter 18.68.

(Ord. 1149 Sec. 7, 2001)

All manufactured houses located within the City limits shall be skirted around the base of the housing unit so as to completely enclose the area beneath the unit. Acceptable materials for said enclosure shall include metal or vinyl skirting material(s).

(Ord. 1154 Sec. 21, 2001)

18.38.050 Parking Requirements

Parking requirements for the R-6 District can be found at Chart No. 1, Chapter 18.68.

(Ord. 1149 Sec. 7, 2001)

18.38.060 Signs

Signage provisions the R-6 District can be found in Chapter 18.76. (Ord. 1149 Sec. 7, 2001)

CHAPTER 18.39

MANUFACTURED HOUSING PARKS R-7

Sections:

18.39.010	Purpose of Establishment.
18.39.020	Permitted Uses.
18.39.030	Conditional Uses.
18.39.040	Dimensional Requirements.
18.39.050	Parking Requirements.
18.39.060	Signs.

18.39.010 Purpose of Establishment

The R-7 district is designed to provide for the development and properly planned use of manufactured homes and/or parks as affordable residential dwelling(s) through individual ownership and/or rental properties.

(Ord. 1149 Sec. 8, 2001)

18.39.020 Permitted Uses

Permitted uses in the R-6 district include:

Single-family manufactured home(s), provided that not more than one (1) home shall be placed on one (1) lot; and Manufactured home(s) park(s) with a minimum of Three (3) acres under single ownership.

(Ord. 1149 Sec. 7, 2001)

18.39.030 Conditional Uses

The following uses may be permitted in this zone subject to approval of a conditional use permit and all required showings and conditions there of:

- a. Churches and other religious institutions and their accessory buildings and uses;
- b. Educational institutions, including but not limited to public and private elementary, middle, junior and/or senior high schools, colleges, and universities, as well as their accessory buildings and uses;
- c. Public utility buildings and facilities when necessary for serving the surrounding area, provided that no public business office, repair, or storage facility is maintained therein;
- d. Public or private recreational use facilities, including but not limited to, public parks, playgrounds, tennis courts, golf courses, driving ranges, community centers, fire stations, museums, libraries, and other similar uses;
- e. Country club, golf course, swimming pool or other private recreational uses usually associated with or incidental to a social country club or property owners' association operated for the mutual recreation of its members;

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- f. Residential Care facilities;
- g. Bed and Breakfast facilities;
- h. Special Event(s) facilities; and,
- i. Day Care facilities.

(Ord. 1149, Sec. 7, 2001)

18.39.040 Dimensional Requirements

All manufactured houses located within the City limits shall be skirted around the base of the housing unit so as to completely enclose the area beneath the unit. Acceptable materials for said enclosure shall include metal or vinyl skirting material(s).

(Ord. 1154, Sec. 21, 2001)

Dimensional requirements for the R-7 District, see Chart No. 1, Chapter 18.68.

(Ord. 1149, Sec. 7, 2001)

18.39.050 Parking Requirements

Parking requirements for the R-7 District can be found at Chart No. 1, Chapter 18.68.

(Ord. 1149 Sec. 7, 2001)

18.39.060 Signs

Signage provisions the R-7 District can be found in Chapter 18.76. (Ord. 1149, Sec. 7, 2001)