

Chapter 17.36MH DISTRICTSections:

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17.36.010 Purpose. The MH district is intended to allow for manufactured homes, as defined in Section 15.20.010 but, which do not meet the standards of Section 15.20.030, in a planned development. Manufactured homes complying with the standards of Section 15.20.030, allowed under 15.20.060 or complying with the limitations and restrictions of Section 15.20.090 and located within a manufactured home district shall be governed by the provisions of Chapter 15.20. Manufactured homes legally existing in other zoning districts prior to the effective date of these regulations may remain as nonconforming uses. All other manufactured homes shall be located in manufactured home courts or parks or on their own zone lots in manufactured home subdivisions in the manufactured home district. (Ord. 331, 1998; Ord. 68 §6(g)(1), 1980)

17.36.020 Permitted uses. The following uses maybe operated as permitted uses in the MH district:

- A. Manufactured home in a manufactured home court or park or a manufactured home subdivision containing two or more manufactured homes and complying with all of the provisions of this regulation and the subdivision regulations of the town;
- B. Church and/or parish house;
- C. Public park or playground;
- D. Community center, which may be public or private but not operated for gain;
- E. Fire station;
- F. Essential public utility and public service installations. Such uses shall not include business offices, repair, sales or storage facilities. (Ord. 331, 1998; Ord. 68 §6(g)(2), 1980)

17.36.030 Accessory uses. Any use which complies with all of the following conditions may be operated as an accessory use to a permitted use in the MH district:

A. Is clearly incidental and customary to and commonly associated with the operation of the permitted use;

B. Is operated and maintained under the same ownership and on the same zone lot as the permitted use;

C. Does not include structures or structural features inconsistent with the permitted use;

D. Does not include residential occupancy, except that a single-family dwelling on its own designated area for the owner or manager of a manufactured home court or park may be considered a permitted accessory use;

E. If operated wholly or partially within the structure containing the permitted use, the gross floor area utilized by the accessory use shall not exceed thirty percent of the gross floor area of the permitted use;

F. If in a separate, detached structure from a permitted use, the gross floor area devoted to the accessory use shall not exceed the gross floor area of the permitted use. Separate, detached structures containing an accessory use shall be, at a minimum, ten feet from structures containing a permitted use.

G. Central laundries, showers, recreation or administrative space may be considered as accessory uses to a manufactured home court or park. (Ord. 331, 1998; Ord. 68 §6(g)(3), 1980)

17.36.040 Home occupations. Home occupations shall be allowed in the MH district provided all of the following conditions are met:

A. Such use shall be conducted entirely within a dwelling unit and carried on by the inhabitants living there and no others.

B. Such use shall be clearly incidental and secondary to the use of the dwelling unit for dwelling purposes and shall not change the residential character thereof.

C. The total area used for such purposes shall not exceed twenty percent of the gross floor area of a single-family dwelling, or twenty percent of the gross floor area of the manufactured home.

D. There shall be no exterior storage on the premises of material or equipment used as a part of the home occupation.

E. There shall be no offensive noise, vibration, smoke, dust, odors, heat or glare noticeable at a or beyond the property line.

F. A home occupation shall provide additional off-street parking of one parking space for each two hundred square feet of gross floor area occupied by the home occupation. (Ord. 331, 1998; Ord. 68 §6(g)(4), 1980)

17.36.050 Lot area.

A. For each manufactured home in a manufactured home court or park, there shall be provided a minimum land area of four thousand square feet, exclusive of public streets, rights-of-way or private street easements.

B. For any single-family dwelling operated as a permitted accessory use to a manufactured home court or park, there shall be provided and maintained a separately designated land area of six thousand square feet.

C. For each manufactured home in a manufactured home subdivision there shall be provided and maintained a separately designated zone lot of six thousand square feet. (Ord. 331, 1998; Ord. 68 §6(g)(5), 1980)

17.36.060 Lot width. Minimum width of a zone lot in the MH district is:

A. Manufactured home subdivision, fifty feet at the front setback line;

B. Manufactured home court or park, wide enough to provide the minimum yards as provided in Section 17.36.070. (Ord. 331, 1998; Ord. 68 §6(g)(6), 1980)

17.36.070 Yards. Minimum yards for structures in the MH district:

A. Front yard:

1. Manufactured home subdivisions, twenty feet. On a corner lot the twenty-foot set back shall apply to both streets;

2. Manufactured home court or park, ten feet. On a corner lot the ten-foot setback shall apply to both streets;

B. Side yards: Twelve and one-half feet for both manufactured home subdivision and manufactured home court or park;

C. Rear yard: Twelve and one-half feet for both manufactured home subdivision and manufactured home court or park. (Ord. 331, 1998; Ord. 68 §6(g)(7), 1980)

17.36.080 Yard encroachments. In the MH district:

A. Outdoor terraces or patios constructed at grade and without roof or walls may project one-half the distance of the required yard into any yard.

B. Open or unwallled porches, decks, balconies and exterior stairways may project three and one-half feet into any yards.

C. Window canopies may project two feet into any yard. (Ord. 331, 1998; Ord. 68 §6(g)(8), 1980)

17.36.090 Height limit. The maximum height of structures in the MH district is thirty-five feet. (Ord. 331, 1998; Ord. 68 §6(g)(9), 1980)

17.36.100 Fences and walls. Any fence, wall or retaining wall in the MH district over three feet in height shall be erected only after application to and approval of a permit by the zoning administrator.

A. Fences, walls and retaining walls may be erected to a height of forty-eight inches only in the front yard and to a height of six and one-half feet on any part of the zone lot not in the front yard, except that on corner lots, no fence, wall, retaining wall or obstructing foliage shall be allowed within twenty feet of the point of intersection of the two intersecting property lines or, in curved property lines, the projected point of intersections of the two property lines extended.

B. No barbed wire or electrically charged fences shall be allowed.

C. Open-mesh fences of any height may be erected on zone lots containing schools public parks and playgrounds. (Ord. 331, 1998; Ord. 68 §6(g)(10), 1980)

17.36.110 Streets.

A. Individual manufactured home units in a manufactured home court or park will not be served from a public street. Any public street shall be platted and constructed according to the applicable street standards of the town.

B. All individual manufactured home units will be served by a private street system whose streets shall:

1. Provide a driving surface of twenty-four feet within an easement of forty feet;
2. Be accessible at all times to emergency vehicles;
3. Be accessible at all times to emergency vehicles;
4. Be maintained at all times by the owner and operator of the manufactured home subdivision or by an established homeowners' association.

C. Individual manufactured home units in a manufactured home subdivision may be served by a public or private street, provided the street standards shall be in accordance with Title 16 of this code. (Ord. 331, 1998; Ord. 68 §6(g)(11), 1980)

17.36.120 Utilities. Utility hookups shall be provided for each manufactured home unit in the manufactured home subdivision, court or park. These utilities shall include water, sewer, gas, electricity and telephone. (Ord. 331, 1998; Ord. 68 §6(g)(12), 1980)

17.36.130 Foundation; skirting. All manufactured homes and any accessory structures shall be secured, placed on foundations, skirted, etc., in accordance with Chapter 15.20. (Ord. 331, 1998; Ord. 68 §6 (g)(13), 1980)