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R-2: MANUFACTURED HOUSING RESIDENTIAL DISTRICT

The purpose of this district is to provide for high density residential areas in the City that may be developed for all types of manufactured housing and support facilities.

5.01 Permitted Uses

Permitted Use	Applicable Standards
Manufactured homes in licensed manufactured home parks	10.02, 10.03, 10.04, 10.06, 10.12, 10.14 Municipal code regulations regarding manufactured home parks.
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Electrical substation	10.02, 10.04, 10.12 An opaque screen, six feet in height, shall be located at all setback lines.
Neighborhood utility facility	10.02
Public park	10.02, 10.06 One freestanding sign as allowed within 10.06.
Accessory structure (i.e. garage, shed)	10.02, 10.03 (see definition)

5.02 Conditional Uses

Conditional Use	Applicable Standards
Church	10.02, 10.04, 10.12, 17.01 One freestanding sign as allowed within 10.06.

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School	10.02, 10.04, 10.06, 10.12, 17.01 One freestanding sign as allowed within 10.06.
Group day care	17.01 A safe pickup and drop off area must be provided for the children.
Group home	17.01 Structure must be a single housekeeping unit. Applicant must provide copy of state agency license.

5.03 Lot and Yard Regulations

All measurements shall be taken from the lot line to the building line (see definitions). A parking lot is not included as a portion of a side yard or rear yard (see 10.04).

1. Each manufactured home park shall be at least ten acres.
2. The licensed manufactured home park shall be surrounded by a landscaped area 25 feet wide along all public streets and all manufactured home park boundaries.
3. The entrance to the manufactured home park shall be allowed one freestanding sign as allowed for specified uses in 10.06.

	Lot Area	Lot Width	Front Yard	Side Yard	Rear Yard	Maximum Height
Residential Uses	5,000 sq. ft.	50 feet	25 feet	10 feet	25 feet	35 feet
Corner Lots	6,000 sq. ft.	60 feet	25 feet *	10 feet	25 feet	35 feet
All Other Uses	6,000 sq. ft.	60 feet	25 feet	10 feet	25 feet	35 feet

* One required front yard may be reduced to 20 feet.

Exception

- #1 See also Adjustment to Yard Regulations (Chapter 11) and Non-Conforming and Non-Standard Uses (Chapter 12) for other specific exceptions.