

Sec. 6-3-38. R-7 mobile home residential district.

(a) **Purpose.** The purpose of this district is to provide for areas within the community where a wide range of residential development may occur, recognizing the need in some areas both for conventional residential development and mobile home development, to allow duplexes, single-family dwellings and mobile homes to develop in concert.

(b) **Permitted uses.**

Administrative offices.
Athletic field, indoor.
Baseball/softball/soccer park.
Basketball court, outdoor.
Botanical garden.
Child/adult care center.
Child/adult care home.
Church, temple or synagogue.
Community center.
Community/neighborhood recreation.
Convent or monastery.
Dwelling, duplex.
Dwelling, single family detached.
Family child/adult day care home.
Field crops.
Golf course, including clubhouse.
Government/public utility office.
Greenhouse, private.
Group child/adult day care home.
Nursing/convalescent home.
Other recreation.
Outdoor recreation facility.
Outdoor religious events.
Police, fire & EMS station.
Post office.
Primary/secondary school.
Private recreation area.
Public assembly hall.
Public park and/or playground.
Riding stable.
Swimming pool, public.

(c) **Conditional uses.**

- (1) Cemetery, pet cemetery and mausoleum – provided that such uses:
 - a. Consist of a site of at least five acres;
 - b. Have a ten-foot planted buffer strip around their entire perimeter which is kept free of any use except access; and
 - c. Include no crematorium or dwelling unit other than for a caretaker.
- (2) Communications tower, public utility, radio/television station mast, utility substation/station, and water treatment/storage – provided that a landscaped outer strip of not less than ten feet in width is provided and suitably maintained contiguous to residential property lines.
- (3) Animal/livestock keeping and dairy farming/cattle farming – provided the use in on a tract of at least three acres.

- (4) Manufactured home – provided that such uses:
 - a. Such uses shall be occupied as permanent residences;
 - b. Such uses are placed and anchored on mobile home stands constructed of reinforced concrete or other suitable building materials capable of supporting the expected load. The stand shall provide an adequate foundation and anchoring facilities to serve the mobile home against accidental movement. It shall be so constructed as to completely conceal the area, including the ground. The stand shall be inspected and approved by the building inspector; and
 - c. No more than two mobile homes or one mobile home and one single-family detached dwelling shall be on a single lot.

- (5) Manufactured home park – provided that such uses meet the standards of section 6-3-117(m).

- (6) Mobile home – provided that such uses:
 - a. Such uses shall be occupied as permanent residences;
 - b. Such uses are placed and anchored on mobile home stands constructed of reinforced concrete or other suitable building materials capable of supporting the expected load. The stand shall provide an adequate foundation and anchoring facilities to serve the mobile home against accidental movement. It shall be so constructed as to completely conceal the area, including the ground. The stand shall be inspected and approved by the building inspector; and
 - c. No more than two mobile homes or one mobile home and one single-family detached dwelling shall be on a single lot.

(d) **Development standards.** Development standards are as follows:

Development Standard	Single Family Detached Residence	Mobile Homes	Duplex & Two Mobile Homes	All Other Uses
Maximum density (units per gross acre)	7.3	7.3	11.0	N/A
Minimum lot area	6,000 sq ft	6,000 sq ft	8,000 sq ft	10,000 sq ft
Minimum lot area (per dwelling)	6,000 sq ft	6,000 sq ft	8,000 sq ft	N/A
Minimum lot width	50 ft	50 ft	60 ft	50 ft
Open space ratio	N/A	N/A	N/A	60%
Minimum front yard setback	20 ft	20 ft	20 ft	20 ft
Minimum side yard setback	10 ft	10 ft	10 ft	25 ft
Minimum rear yard setback	40 ft	40 ft	40 ft	50 ft
Maximum building height	35 ft	35 ft	35 ft	35 ft

(e) **Sign regulations.** The following types of signs, together with the conditions attached thereto, are permitted in the R-7 district:

- (1) Permanent signs for which a permit is not required, limited to: Signs of duly constituted governmental bodies, name and address signs on mailboxes, street numbers, and private directional or warning signs, provided they do not exceed two square feet in area and are nonilluminated.

- (2) Temporary signs for which a permit is not required, limited to: Real estate and development signs, construction signs, for sale or lease signs, and notices of public events, provided such signs are nonilluminated, are removed within one week after their reason for being has ceased to exist, and do not exceed 12 square feet in area.

- (3) Permanent signs for which a permit is required:

- a. Residential uses: One business identification sign for each dwelling in which there is conducted a permitted home occupation, provided the sign is nonilluminated and does not exceed four square feet in area.
- b. Subdivisions, multi-family developments: Two (2) subdivision entrance signs per entrance are allowed. Such signs may designate the subdivision by name, symbol, and the name of the developer or development company only. Such signs shall not exceed 64 square feet per sign face. The sign structure shall not exceed a height of ten (10) feet. If a double-faced sign is used without the entrance walls, only one such sign is allowed per entrance. All sign areas for subdivision signs shall be calculated as the sign area only. The sign may be mounted on a wall, fence or other structure with a height restriction as noted. (Ord. 06-04:3-16-04)
- c. Churches: One (1) identification sign for each permitted use, provided the sign is non-illuminated or indirectly illuminated, does not exceed 20 square feet in area, and is placed no closer than five (5) feet to the nearest property line.
- d. Other permitted uses: One identification sign for each permitted use, provided the sign is non-illuminated or indirectly illuminated, does not exceed 20 square feet in area, the height of the sign does not exceed 35 feet and is placed no closer than five (5) feet to the nearest property line.

(f) **Offstreet parking and loading regulations.** See article H of this chapter.

(g) **Bufferyard requirements.** Minimum bufferyard requirements for and between permitted uses in this district and adjacent uses are set forth in article E of this chapter, pertaining to bufferyards.

(Ord. No. 13-86, § IV.G, 12-2-86; Ord. No. 21-90, § VII, 8-7-90)

Sec. 6-3-39. Reserved.