

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.**

- (1) Dwellings, single-family detached and other permitted uses in R-1.
- (2) Dwellings, duplexes.
- (3) Mobile homes, provided:
 - 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.
- (4) Mobile home courts or parks in accord with section 6-3-117(m).
- (5) Day care facilities, limited to family day care homes and group day care homes as defined by this chapter.
- (6) Accessory uses and structures customarily incidental to permitted uses.

(c) **Sign regulations.** Same as the R-1 district.

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

	Single-Family Detached Residence	Mobile Homes	Duplex, Two Mobile Homes or Residential Units	Other Permitted Uses
Minimum Lot Area	6,000 sq ft	6,000 sq ft	8,000 sq ft	N/A
Minimum Lot Width	50 feet	50 feet	60 feet	N/A
Open Space Ratio	N/A	N/A	N/A	60%
Minimum Yards:				
Front	20 feet	20 feet	20 feet	20 feet
Side	10 feet	10 feet	10 feet	25 feet
Rear	40 feet	40 feet	40 feet	50 feet
Maximum Height	35 feet	35 feet	35 feet	35 feet

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

(f) **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)