

ARTICLE 15

“R-7” MOBILE HOME RESIDENTIAL DISTRICT

PREAMBLE This district has been established to provide for Mobile homes in Mobile home Parks, ten (10) acres or more in land area.

SECTION 1501 PRINCIPAL PERMITTED USES

- A. Mobile Home Parks
 - 1. Mobile Homes (House Trailers)

SECTION 1502 ACCESSORY USES

- A. Coin-operated laundry, laundry and dry cleaning pick-up stations for use of tenants only. No external sign of any nature whatsoever shall be permitted.
- B. Other accessory uses, buildings or structures customarily incidental to the aforesaid use.

SECTION 1503 DEVELOPMENT STANDARDS

In addition to the provisions of Chapters VIII and IX, General Regulations and special Regulations, the following standards for arrangement and development of land and building are required in the “R-7” Mobile Home Residential district.

1503.01 REQUIRED CONDITIONS

- A. Each lot in a Mobile Home Park shall be served with sanitary sewer and water.
- B. The minimum area of a Mobile Home Park shall be ten (10) acres.
- C. A greenbelt shall be located and effectively maintained at all times along all park boundary lines except at established entrances and exits serving the park. Such greenbelt shall be ten (10) feet from the lot lines and thirty (30) feet from the street right-of-way lines.
- D. Each park shall provide a recreational area, or area, equal in size to at least eight (8) percent of the gross area of the park. Streets, parking areas, park service facility areas and green belt

shall not be considered as parts of the required recreational area.

- E. All exterior park lights shall be so located and shielded as to prevent direct illumination of any areas outside the park.
- F. Mobile home sites shall be a minimum of three thousand six hundred (3,600) square feet in area.
- G. Each mobile home site shall have a minimum width of forty (40) feet.
- H. The minimum distance between a mobile home and another mobile home or structure shall be sixteen (16) feet.
- I. Each mobile home shall be located at least ten (10) feet from the greenbelt.
- J. Each mobile home site shall be provided with a stand consisting of a solid concrete slab or two (2) concrete ribbons of a thickness and size adequate to support the maximum anticipated loads during all seasons. When concrete ribbons are used, the area between the ribbons shall be filled with a layer of crushed rock.
- K. Accessory uses shall be located at least one hundred (100) feet from the greenbelt.

1503.02 REQUIRED CONDITIONS FOR EXISTING MOBILE HOME PARKS

No enlargements or extensions to any mobile home park shall be permitted unless the enlargement or extension is made to conform with all the requirements for new parks.

1503.03 HEIGHT REGULATIONS

No structure shall exceed forty (40) feet in height.