

§267-78. Mobile Home Park (MHP).

A. Eligibility. A mobile home park shall be at least 10 acres and located in an R3 or R4 Districts.

B. Development standards.

(1) Permitted uses.

(a) This project may include mobile homes of single or multiple width, singlefamily detached homes or any combination thereof, but shall not include recreational vehicles or travel trailers.

(b) Any project containing more than 100 dwelling units shall provide a community meeting room and an enclosed recreation area containing a minimum of 20 square feet of gross floor space per dwelling unit. A sales and management office and a convenience goods store, not to exceed 5 square feet of gross floor space per dwelling unit, may be maintained within the same structure.

(2) Density. The maximum density shall be 5.0 units per gross acre in an R3 District and 6.5 units per gross acre in an R4 District.

(3) Site design.

(a) All dwelling units shall be sited with regard to the topography, soils and natural features of the parcel.

(b) All dwelling units shall be sited to promote privacy and ensure natural light for all principal rooms.

(c) No structure shall be less than 50 feet from the property lines of the project, and a "Type C" buffer shall be provided along all property lines at the periphery of the project, pursuant to §267-30 (Buffer yards).

(4) Vehicular circulation.

(a) The right-of-way for private roads shall be 40 feet (Changed from 50' reduced to 40'). The pavement width of interior roads, whether intended to be public or private, shall be a minimum of 26 feet. In the event that off-street parking is provided, this may be reduced to 20 feet where on-street parking is prohibited and the roadway serves not more than 20 dwelling units.

(b) The long side of a dwelling unit may not be located within 25 feet of the right-of-way of any interior road, and the end (or short side) of a dwelling unit may not be located within 15 feet of the same. Not more than 6 homes in a row shall have the same setback. Such setbacks shall differ by at least 6 feet.

(5) Parking.

(a) There shall be 2 parking spaces, measuring at least 9 x 18 feet, for each dwelling unit.

(b) The required parking spaces may be located within the required front yard area of individual lots. If group parking areas are used, these areas shall be arranged so as to prevent through traffic to other parking areas and shall be buffered from adjacent projects and public roads.

(6) Open space and recreation.

(a) Twenty percent of the parcel area shall be reserved as open space or buffer yards.

(b) Adequate recreation facilities shall be provided in each phase of development to meet the needs of the residents.

C. Specific design requirements.

(1) Area requirements:

(a) Minimum parcel size: 10 acres.

(b) Minimum road frontage: 200 feet.

(c) Minimum dwelling unit lot area: 5,000 square feet for an R3 District and 4,500 square feet for an R4 District.

(d) Minimum lot width: 50 feet for an R3 District and 45 feet for an R4 District.

(e) Maximum impervious surface ratio: 45%.

(2) Setback requirements.

(a) Front setback: 33 feet from the center line of unreserved right-of-way or 20 feet from the public right-of-way.

(b) Rear setback: 20 feet; 10 feet when adjacent to open space.

(c) Side setback: 10 feet on side, total of 20 feet.

Omitted spacing between any two units must be 20'